

FOR SALE

INDUSTRIAL/ WORKSHOP

Unit 5 Trostre Industrial Park, Llanelli,
SA14 9UU



- A DETACHED WORKSHOP UNIT AND MOT CENTRE SITUATED WITHIN A SECURED COMPOUND
- POPULAR TRADING LOCATION ALONG THE EDGE OF LLANELLI TOWN CENTRE
- GROSS INTERNAL AREA OF 378.72 SQ.M (4,077.16 SQ. FT.)
- FULLY LET INVESTMENT OPPORTUNITY WITH REVERSIONARY RENT AT APPROXIMATELY £33,570 PER ANNUM (EXCLUSIVE)
- LONG LEASEHOLD INTEREST WITH 91 YEARS UNEXPIRED

OFFERS IN THE REGION OF
£385,000

Unit 5 Trostre Industrial Park, Llanelli, SA14 9UU

LOCATION

The property is situated within Trostre Industrial Park, an established commercial location positioned to the south-east of Llanelli town centre. The surrounding area accommodates a mixture of industrial, trade-counter and commercial occupiers and is also close to the prominent Parc Trostre and Parc Pemberton retail parks.

The estate is accessed from Trostre Road, which connects with the A484 and provides convenient access to Llanelli town centre, Swansea and the surrounding road network. The A4138 provides a direct route to Junction 48 of the M4 Motorway, approximately 4 miles to the east, giving good access across South Wales and beyond. Llanelli railway station is approximately 3 miles from the property.

The location is considered well established for industrial and commercial use, benefiting from good road communications and proximity to major retail, employment and residential areas.

DESCRIPTION

The subject premises comprises a detached, single-storey industrial and automotive workshop facility arranged in an L-shaped configuration around a substantial surfaced yard, measuring approximately 0.324 acre (0.131 hectare) in total.

The building incorporates a customer reception and ancillary section of traditional brick/block construction beneath a pitched, profiled sheet roof. Internally, this section provides a fitted reception area, customer waiting accommodation, staffroom/kitchen and WC facilities.

The adjoining workshop accommodation is divided into two principal areas. One section is of more traditional brick/block construction beneath a timber-framed pitched roof, while the larger workshop is principally formed around a steel portal frame with blockwork and profiled metal-clad elevations beneath a pitched, profiled sheet roof. The workshops benefit from concrete floors, strip lighting and multiple vehicle-access bays suitable for automotive servicing and MOT operations.

Externally, the property benefits from a substantial, predominantly level and surfaced yard providing generous customer parking, vehicle circulation, loading and external storage. The site is secured in part by perimeter palisade and mesh fencing, together with gated vehicular access directly from the estate road.

TENANCY SCHEDULE

Unit No.	Description	Tenant	Rent
Part of Unit 5 (MOT Centre)	<i>Held for a term of 10 years from 5 April 2023. The rent is subject to an upward-only open market review on 5 April 2028. The lease also incorporates a tenant-only break option on the same date, exercisable subject to the tenant providing no less than three months' prior written notice and complying with the relevant lease conditions. The tenant is responsible for the repair and decoration of the premises, subject to a photographic Schedule of Condition, and reimburses the landlord with a fair proportion of the building insurance premium.</i>	Exhaust Tyres and Batteries (Worcester) Limited	£15,000 pa (Reversionary Rent - £30,000 pa*)
Part of Unit 5 (Land to West)	<i>Held a licence agreement for the installation and operation of a secure locker bank, including associated rights of access, parking, loading and unloading. The agreement commenced on 1 April 2024 and is now terminable by either party upon three months' written notice. The licence does not create a tenancy or confer exclusive possession.</i>	ByBox Holdings Limited	£3,570 pa
Total			£18,570 pa

**The Reversionary Rent is subject to prevailing market conditions, the condition and specification of the premises and the terms of any future letting. This figure is provided for guidance only and does not constitute a guarantee that such a rent will be achieved. Interested parties should undertake their own enquiries and seek independent professional advice.*

ACCOMMODATION

The property provides the following approximate areas:

Description	Gross Internal Area	
Main Workshop	239.60 sq.m	2,579.05 sq. ft.
MOT Bay	41.74 sq.m	449.34 sq. ft.
Office/ Reception	97.43 sq.m	1,048.73 sq. ft.
Total	378.72 sq.m	4,077.16 sq. ft.

RATES

Based on enquiries made via the Valuation Office Agency website, we have been unable to identify or confirm the Rateable Value applicable to the subject premises. Interested parties are therefore advised to make their own enquiries with the relevant local authority.

For further information visit www.voa.gov.uk.

VAT

Please be advised that all figures quoted are exclusive of VAT (if applicable).

TERMS & TENURE

The property is held by way of a long leasehold interest under title number CYM771240, 18th April 2019, for a term expiring on 17 April 2118 (91 years remain unexpired). The superior lease reserves an initial annual rent of £3,200 per annum, exclusive of VAT, payable quarterly in advance and subject to review every fifth anniversary.

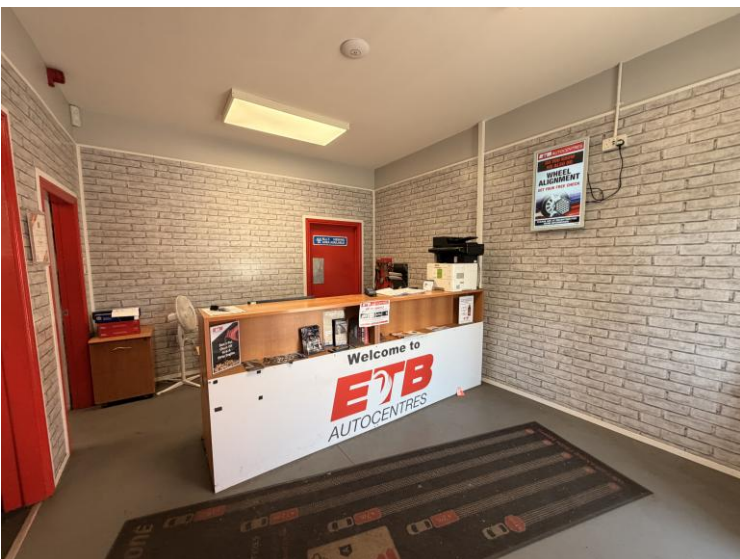
The property will be offered for sale, which is subject to the following tenancies disclosed within the tenancy schedule below

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

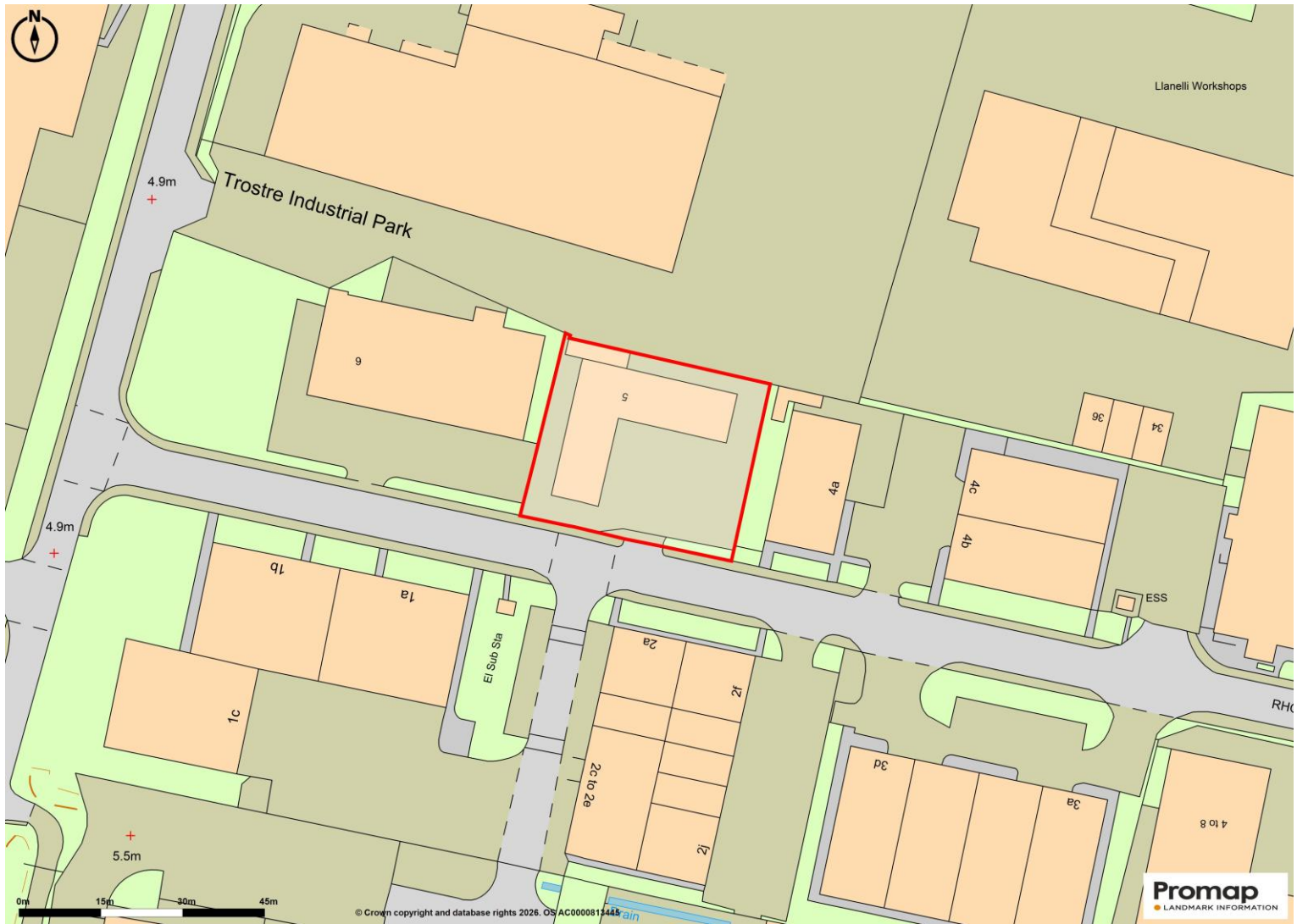
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Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.

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