

BP2Land & Property
Consultants

11 Causeway Street, Kidwelly, SA17 4SU

Retail Space



Summary

A centrally located large retail unit in the Carmarthenshire Town of Kidwelly.

Property Type	Retail & Leisure
Tenure	To Let
Status	Available
Price	£35,000 pa
Size	9,538 sq ft

- Prominent Main Road Location.
- Trading From Two Floors.
- Mainly Open Plan Areas.
- Extensive Customer Parking.
- Suitable For Leisure and Other Uses STPP.
- New Lease Available.

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Location

The property is centrally located in the small Carmarthenshire Town of Kidwelly midway between the Towns of Llanelli and Carmarthen. Kidwelly is a popular dormitory for these two larger Towns and is on the fringe of coastal holiday areas.

The property fronts the main road passing the town and is close to all amenities provided locally and to Kidwelly Castle.

Description

A substantial two-storey building providing retail accommodation over two floors. The unit has been extended by the provision of a rear warehouse/delivery bay, accessed from the rear carpark.

Extensive retail space is provided along with ancillary office, storage and staff accommodation. Disabled lift facility is provided.

The property benefits from a large surfaced customer parking area with direct access from the main road and which provides in excess of 20 spaces.

Main supplies of water, electricity and drainage are connected to the property. Oil fired warm air blowers are utilised to heat the retail space.

Planning

The permitted use is for Retail within Use Class A1 of the Town and Country Planning (Use Classes) Order 1987.

The property is suitable for a variety of leisure and community uses subject to the appropriate planning permissions. Interested parties are advised to make their own planning enquiries.

Accommodation

The available accommodation has been measured on a NIA basis in accordance with RICS Code of Measuring Practice;

Entrance foyer

Ground floor retail area

Ground floor storage 1

Ground floor storage 2

Ground floor plant room

Ground floor rear warehouse

First-floor retail area

First-floor storage area

First-floor office 1

First-floor office 2

First-floor staff facilities

Total Net Internal Floor Area provided is : 9,583 sq ft / 886.13 sq m

Tenure

The property is available by way of a new full repairing and insuring lease.

The term of the new lease is to be agreed.

Terms

Asking Rent : £35,000 pa ex VAT.



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Business Rates

Rateable Value : £21,500

Rates Payable : £11,179.50 (fiscal year 2018/19).

EPC

The property has been graded as 50 (B). The EPC document is available for download via the BP2 website.

VAT & Legal Costs

All prices, premiums and rents are quoted exclusive of VAT. We are advised that VAT will apply to this transaction.

Each party is responsible for their own legal costs incurred in any transaction.

Viewing & Further information

For further information, or if you would like to arrange a viewing, please contact our agents as shown. Alternatively please contact our joint agents.

Azure Property Consultants, 1 Oxford Street, Whitstable, CT5 1DB

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Enquire now



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