

BP2Land & Property
Consultants

Former Bus Depot Llanelli, SA15 1RY

Investment / Development

Summary

A 1.34 acre site with buildings formerly used as a bus depot and located on the fringe of the town centre core of Llanelli. Joint Selling Agents - Vail Williams.

Property Type	Industrial & Trade Counter
Tenure	For Sale
Status	Available
Price	Offers in excess of £325,000
Size	1.34 Acres / 9,272 sq ft

- 1.34 acres (0.54 hectares) site
- 9,272 sq ft (861sq m) buildings
- Enclosed secure site - mainly freehold tenure
- Development potential - STPP
- Owner Occupation / Investment



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Location

The property occupies a prominent corner position on the periphery of the town centre, having frontages on to Robinson Street, Ralph Street and Inkerman Street. Vehicular access points are provided from both Robinson Street and Ralph Street.

The area is one which is occupied by a mix of commercial and residential uses with the commercial element located on Inkerman Street.

Description

A 1.34 acre secure site with office and workshop buildings together with a large concrete yard area. The site was formerly used as a bus depot but subject to the necessary Planning Permission offers development potential.

The site is located on the fringe of the town centre core of Llanelli in an area of mixed commercial and residential uses.

Joint Selling Agents - Vail Williams.

Specification

An enclosed secure site of 1.34 acres (0.542ha) which has a level primarily concrete surface. Vehicular access points are provided from both Robinson Street and Ralph Street.

There are two main buildings on site together with a secondary outbuilding. The first building is a two storey office block of traditional construction, while the second is a workshop facility provided with vehicle inspection pits together with ancillary storage facilities over two floors.

The buildings are located on the periphery of the site allowing maximum use of the central concourse area.

Accommodation

The available accommodation has been measured on a GIA basis in accordance with IPMS 3 / RICS Code of Measuring Practice;

Unit	sq ft	sq m
Office Block	3,101	288
Main Workshop	3,226	300
Workshop Ancillaries	1,856	172
Outbuilding	1,089	101
Total	9,272	861

The overall site area is 1.34 acres approx.

Tenure

The majority of the property is held on a Freehold basis, but a section is held on a Ground Lease for a term which expires in March 2037 at an annual ground rental of £12.00.

There is also and Electricity Sub Station on site which is held on a Ground Lease for a term which expires in March 2037 at an annual rental of £20.

Further details are available upon request of the Agent.

Terms

Offers In excess of £325,000 are sought for the Freehold/Long leasehold interests described above.





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Services

Main supplies of water, electricity and drainage are connected to the property.

Planning

The property is currently vacant but its former use was that of a bus depot.

Whilst we have not undertaken any detailed investigation, we assume that this was the consented use of the site but we would encourage interested parties to make their own enquiries of the Local Planning Authority in this regard.

The site offers a variety of redevelopment opportunities subject to the necessary planning consents.

Business Rates

Rateable Value - £35,000. The Valuation Office assessment is available as a download via the BP2 Website.

EPC

The property has been graded as 089 (D). The EPC document is available for download via the BP2 website.

VAT & Legal Costs

The Terms referred to are quoted exclusive of VAT.

We are advised that VAT will apply to this transaction but interested parties are requested to confirm this information.

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

Viewings / Further Information

For further information, or if you would like to arrange a viewing, please contact BP2 or our joint selling agents:

Vail Williams - Carole Taylor

ctaylor@vailwilliams.com

07717 814835



Enquire now



Roger Poolman FRICS

07775 037782

roger@bp2property.com



David Blyth MRICS

07966 752301

david@bp2property.com

BP2 Property Consultants

www.bp2property.com

Urban Village,
221 High Street,
Swansea
SA1 1NW

www.bp2property.com



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