TO LET – PRIME SHOP

AMMANFORD | UNIT A | 3 CARREGAMAN | SA18 3ED

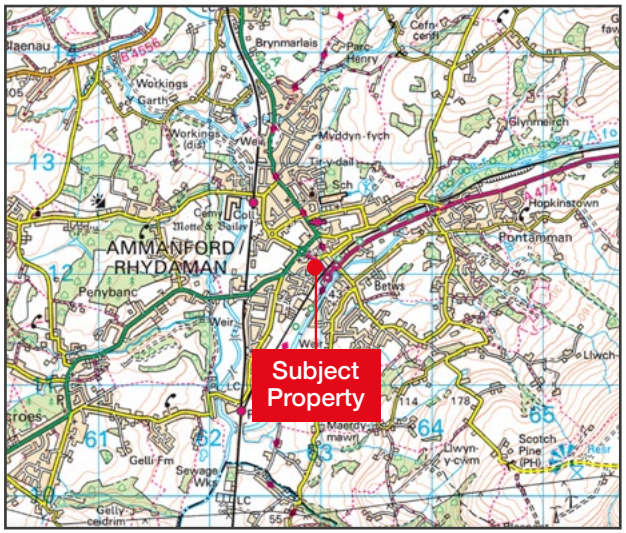
Mason Partners.

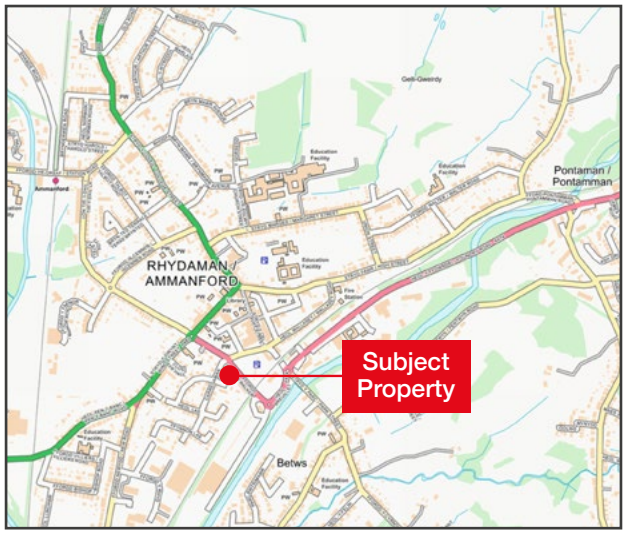
emanueljones
029 2081 1581
emanuel-jones.co.uk

LOCATION

Ammanford is situated centrally in Carmarthenshire with a population of 8,500 people.

The town is located 5 miles north east of Junction 49 of the M4 motorway accessed via the A4383. The town has a resident population of approximately 13,000 and is 17 miles north of Swansea City Centre.





SITUATION

The premises is situated adjacent to the town centres main car park.

The property is situated in a prominent position fronting onto the A474. This unique roadside development offers exposure with its wide frontage to the main arterial route through to the town. Notable occupiers in the immediate vicinity include Home Bargains, Barnardo's, Greggs, Card Factory.

DESCRIPTION

The premises offer an opportunity to occupy a substantial, modern and prominently located retail premises in the heart of the town.

It is arranged over two floors with approximately 16,713 sq. ft on ground floor comprising mostly sales space but with some ancillary storage, together with first floor staff and storage comprising 8,366 sq. ft. Property benefits from large open plan retail layout with servicing for vehicles via a designated service yard.

ACCOMMODATION

The property has the following net internal floor areas:

Ground Floor	16,713 sq. ft
First Floor	8,366 sq. ft
Gross Internal Area (Total)	**25,079 sq. ft**

LEASE

The premises are available by way of a new lease on a term to be agreed.

RENT

Rent on Application.

RATING ASSESSMENT

Rateable Value - £116,000

SERVICE CHARGE

Not subject to service charge.

EPC

Energy Rating C-66.

VAT

The property is registered for VAT.

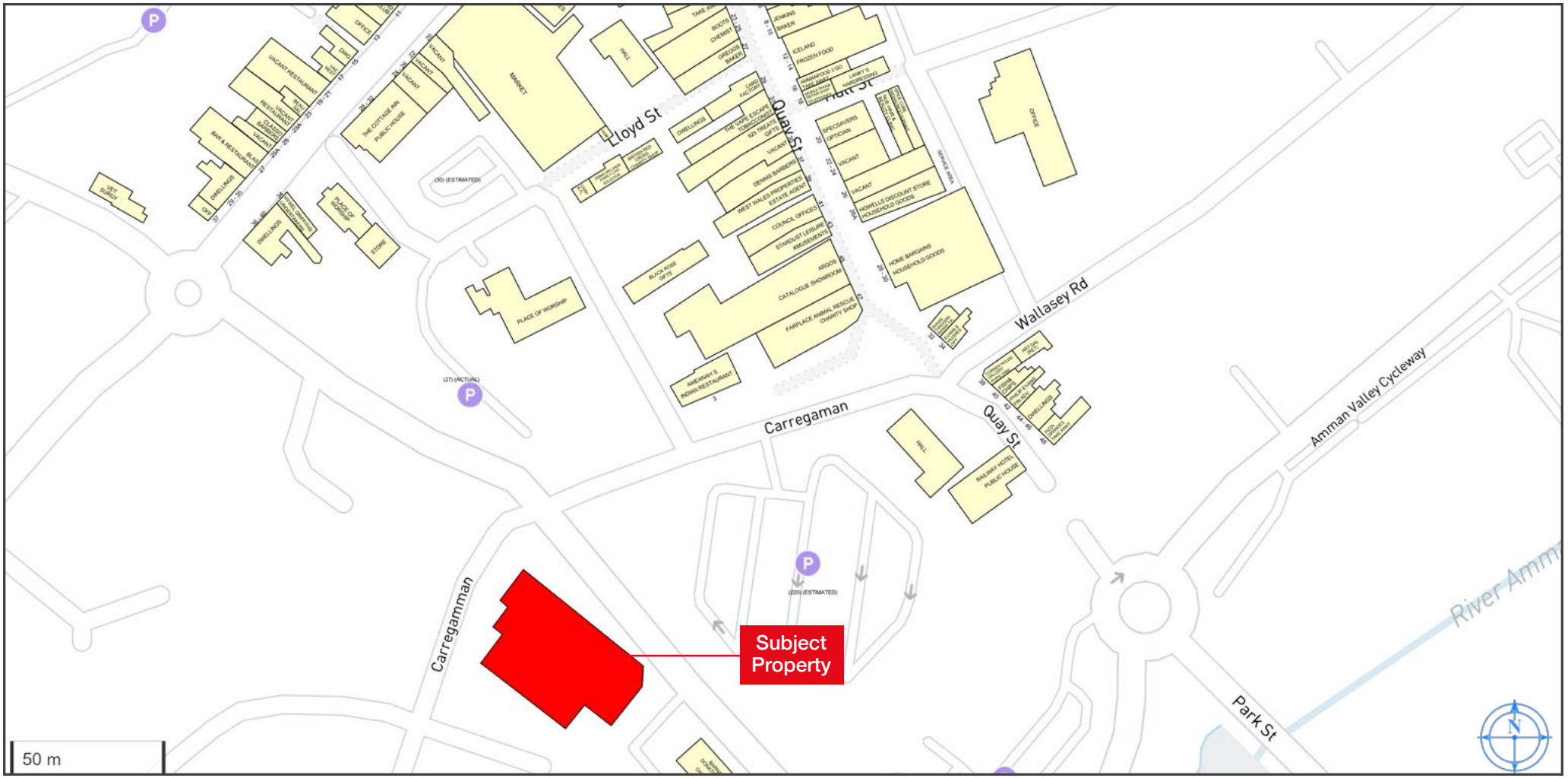
LEGAL COSTS

Each party to be responsible for their own legal costs in respect of all legal documentation. Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales within commercial premises. Prospective purchasers/tenants will need to provide proof of identification and residence.

FINANCIAL SANCTIONS REGULATIONS

Letting agents are now legally required to check the OFSI list of sanctioned individuals and organisations throughout their work, from being instructed by prospective landlords or tenants to concluding letting agreements.

Financial sanctions guidance for letting agents



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

MATHEW GREEN
M: 07774 725 095 **E:** mathewgreen@masonpartners.com

DAVID WILIAMS
M: 07980 832 593 **E:** david@emanuel-jones.co.uk

Mason Partners.

emanueljones
029 2081 1581
emanuel-jones.co.uk

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