emanueljones

To Let

19 Quay Street

Ammanford, SA18 3DB

2,457 sq ft (228.26 sq m)

- Two-storey property
- Town centre location
- Large partially glazed frontage

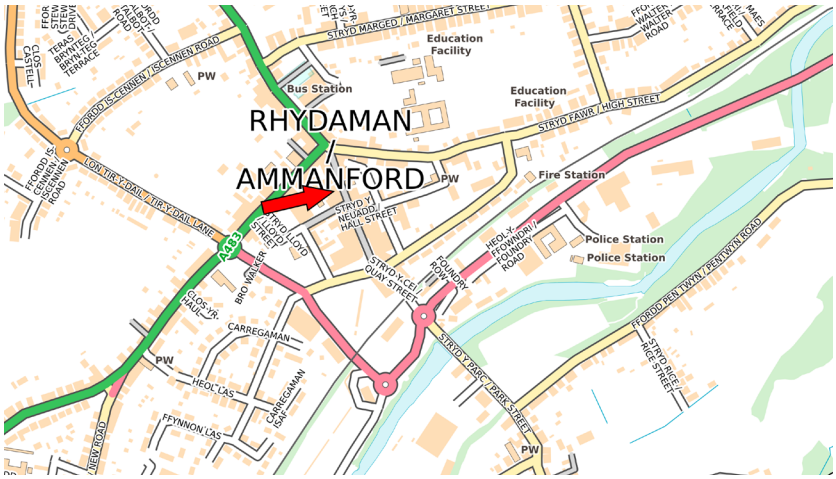
029 2081 1581

www.emanuel-jones.co.uk

Location

The property is situated in Ammanford, a town located centrally in the county of Carmarthenshire. The town benefits from good accessibility, being just 5 miles north east of Junction 49 of the M4 motorway accessed via the A4383. Ammanford is situated 17 Miles north of Swansea and 18 miles South East of Carmarthen respectively.

The property occupies a prominent position on Quay Street, the main thoroughfare which links the town centre to the main car park, which is a short 2 minute walk away. The property benefits from several well-established nearby occupiers in Argos, Home Bargains, Iceland, Boots Pharmacy and Jenkins Bakery.



Description

The property occupies an excellent position fronting Quay Street, benefitting from a wide, partially glazed frontage. The property comprises accommodation spanning over the ground floor, which is open-plan sales space, as well as first floor ancillary storage and staff accommodation.

Accommodation

The property provides the following approximate areas (NIA).

Description	Area sq ft	Area sq m
Ground floor	1,911	177.58
First floor	546	50.68
Total	**2,457**	**228.26**

Rent

Quoting **£20,000** per annum.

Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Use

The property was most recently used a bank (A2). Other uses may be considered subject to obtaining necessary planning consents.

Business Rates

The property has a rateable value of £18,750. Using the 2026/27 UBR (0.350) this equates to rates payable of £6,562.50. Interested parties are advised to make their own enquiries with the local authority.

EPC

To be assessed.

VAT

To be confirmed.

Legal Costs

Each party to bear their own legal and professional costs incurred.

Viewing

Strictly by appointment only via sole agents Emanuel Jones:-

Contact: David Williams / Luca Piazza

Email: david@emanuel-jones.co.uk

luca@emanuel-jones.co.uk

Subject to Contract and Availability.

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Contact Us:

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