

To Let

Retail/Office/Storage Units

A range of units available at Llandeilo Market Hall



Retail, office and business space situated within the newly redeveloped historic market building

Wide range of sizes from 8 sqm/85sqft to 67sqm/728 sqft

Available to let on flexible lease terms



EICH CYNGOR arleinamdani
www.sirgar.llyw.cymru/eiddo

YOUR COUNCIL do it online
www.carmarthenshire.gov.wales/property

Description

The refurbishment of the Grade II listed Llandeilo Market Hall is expected to complete by March 2023. The scheme will bring the building back into economic use and provide the town and its locality with high quality employment space. The refurbished building will offer three floors of mixed-use space, the main use being offices and space for business, the other uses being retail and the Café. The offices are located throughout the building on the Ground Floor, Lower Ground Floors and Upper/Roof Floor , the retail space is located along the Carmarthen Street frontage and the Café along the New Road frontage. There will also be a market/events hall at the center of the building, the space being conveniently located to the Café. Parking for staff is available in the new car park adjoining the building. The offices on the Upper Floor will have access and the use of a roof terrace. The Café, retail space and events area will collectively play a key role in attracting visitors and commerce to the building.

Features of the Building include:

- Full fibre broadband for each unit, up to 900mb download speeds, subject to contract chosen by tenant.
- 8 passenger/disabled lift to the first floor
- Concrete floors with high quality commercial vinyl floor covering throughout
- One parking space per unit
- Two electric vehicle recharging spaces for the building
- Gas or electric heating with wall mounted radiators
- Communal WC's and kitchens on the ground and first floor
-

Location

Situated in the heart of Llandeilo, the market hall is a Grade II listed building constructed in the 1830's. Llandeilo is a historic town in Carmarthenshire which lies midway between Carmarthen and Llandovery, at the crossing of the River Towy by the A483 on a 19th-century stone bridge.



Progress videos can be seen on the following link:

<https://www.carmarthenshire.gov.wales/home/business/development-and-investment/llandeilo-market-hall/>

Available Accommodation

The building will offer three floors of mixed-use space, consisting of offices and business space, retail units, and the Café.

Llandeilo Market Hall - Schedule				
Description	Office/ Unit	Area (Sq.ft)	Annual Rent	Monthly Rent (Exc vat)
Ground Floor				
Café	1	983	By tender	By tender
Ground Floor Retail	2	311	4351	363
Ground Floor Retail	3	728	7277	606
Office/conference room*	4	233		
Meeting Room*	5	87		
Ground Floor Office/Meeting Room*	6	85	1184	99
Ground Floor Office*	7	141	1974	165
Ground Floor Business/ Storage Use	8	305	2748	229
Ground Floor Business/ Storage Use	9	330	2968	247
Ground Floor Office	10	250	3507	292
Ground Floor Office	11	275	3852	321
Ground Floor Office	12	337	3707	309
Ground Floor Office with Mezzanine	13	367	4033	336
External				
Mews Office/Business Space	14	441	5291	441
Mews Office/Business Space	15	633	6330	528
First Floor Office				
First Floor Office*	16	122	1712	143
First Floor Office	17	531	5310	443
First Floor Office*	18	313	3760	313
First Floor Office	19	311	3727	311
First Floor Office	20	551	5510	459
First Floor Office	21	177	2479	207
First Floor Office*	22	139	1943	162

*Electricity charges to be confirmed

Rates

The rateable values of the units have yet to be assessed.

The rate in the £ for 2023-24 is £0.535.

Rates relief for small businesses in Wales currently applies. Small businesses with a rateable value up to £6000 receive 100% relief and those with a rateable value between £6,001 and 12,000 receive tapered relief from 100% to zero. There are further rates discount schemes for different business sectors – detailed information can be obtained from rates@carmarthenshire.gov.uk tel.01554 742330

User

Planning Permission for the building is for a mix of uses including the following:

Retail (Class A1) suitable for the units along the Carmarthen Street frontage and around the events area, subject to demand.

Café (Class A3) allocated to Unit 1 on the New Road/Carmarthen Street frontage.

Business and Office (Class B1) on the ground floor, lower ground floor, mews and the upper floor. The Council may consider offering the Carmarthen Street frontage units for business use subject to the proposal.

The Council reserves the right to refuse a particular use or allocation if it considers the proposal to be inappropriate for the best management of the building.

Letting Information

The properties are offered on flexible internally repairing lease terms contracted-out of the 1954 Landlord & Tenant Act with regular tenant-only break clauses after the first year. A minimum bond of £500 will be required, to be held until vacation and returned provided the property is in a satisfactory condition and there are no arrears.

Other Terms

- Insurance – buildings, cost recoverable from Tenant. Tenant to insure contents, public and employer liability, glazing where appropriate.
- Alcohol – no sale of alcohol from the premises.
- Trading hours: for retail uses a minimum 10.00am to 4.00pm 5 days a week and to include Saturdays.
- Sub-letting and assignments are not permitted.
- Outgoings – to be paid by the tenant including business rates, water, electricity, telephone, refuse etc. The majority of the units available to rent have utilities supplied and paid direct to the utility company.
- All tenant proposals including non-structural alterations and signage are to be discussed with and considered by the Landlord.

Trade and bank references will be required, and the Council reserves the right to make any credit enquiries deemed necessary.

Welsh Language Policy

In line with the Welsh Language Policy, you will need to operate bilingually to include bilingual signage in the property. There is an advice and assistance service as well as free translation and proof-reading available. For information, go to www.carmarthenshire.gov.wales/home/business and click on 'Welsh Language in Business'.

Legal costs

Each Party is to be responsible for their own legal costs incurred in this transaction.

VAT

VAT is payable on the rental fees – currently set at 20%.

For Further Information Please Contact:

Tel. 01267 246246

Email: estates@carmarthenshire.gov.uk

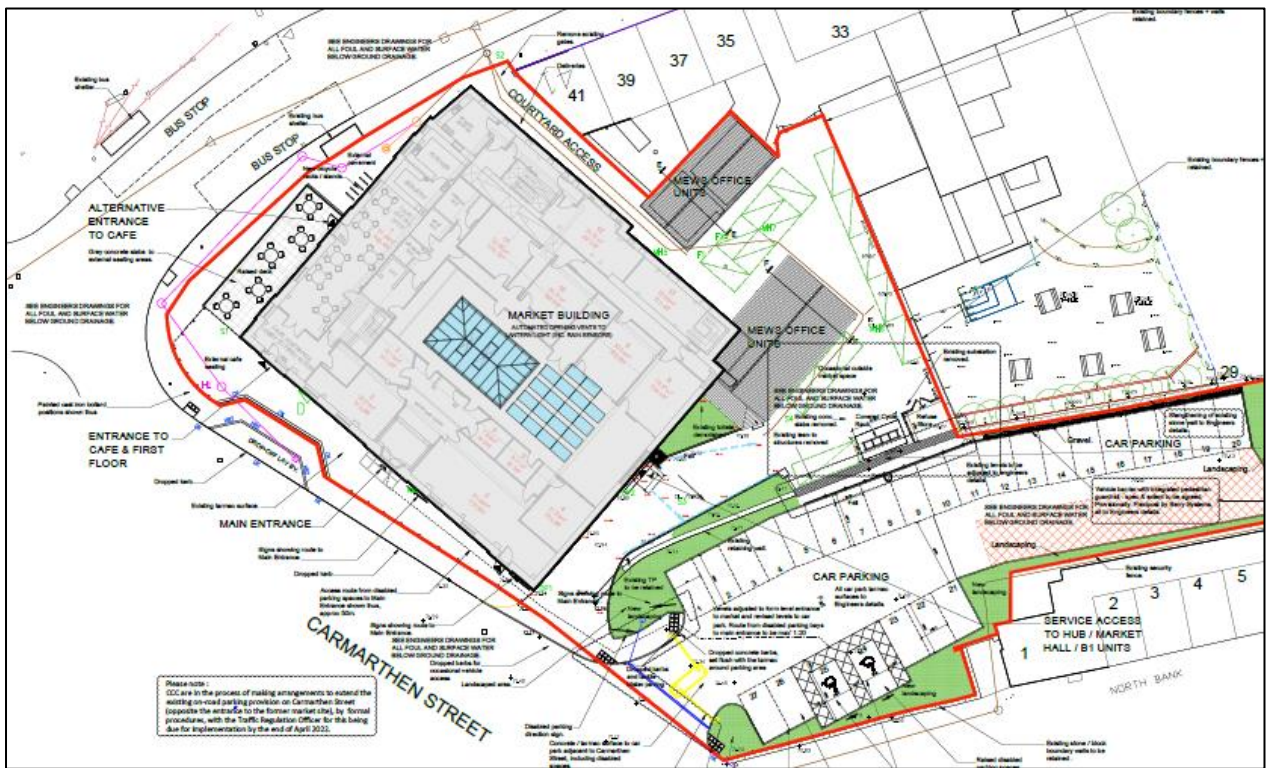
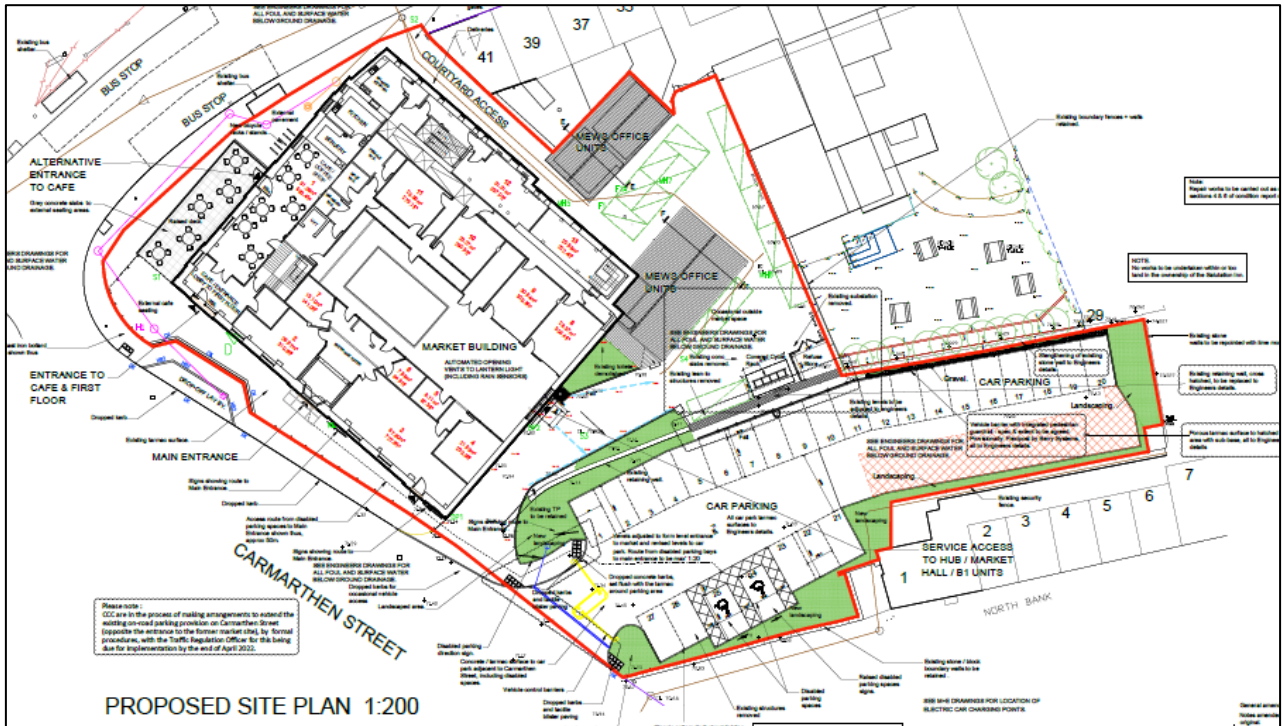
Property & Regeneration
County Hall
Carmarthen
SA31 1JP

Contacts: Sonia Qualters, Estates Manager
Richard Evans, Property Manager



These particulars are intended to give a fair description of the property but are set out for guidance only. Their accuracy cannot be guaranteed, and you should satisfy yourself by inspection or otherwise as to their correctness. Carmarthenshire County Council is obliged to consider all offers received in respect of this property up until the exchange of contracts. It is not obliged to accept the highest or any offer.

Site Plans

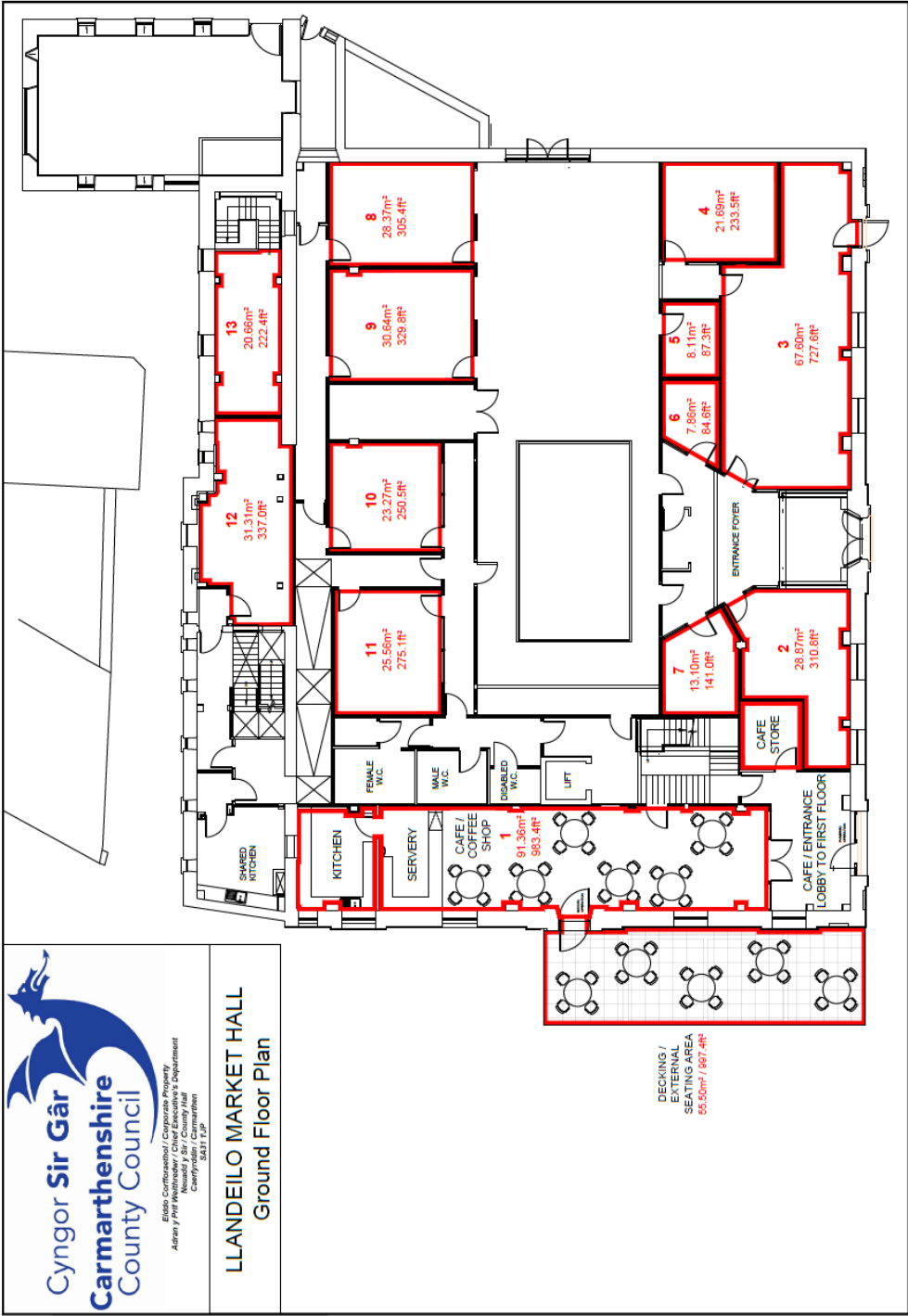


LLANDEILO MARKET HALL

Roof Level Floor Plan



LLANDEILO MARKET HALL
Ground Floor Plan





Bêic Cymuned / Community Development
Adran / Department / Local Authorities / Department
Menter / Support / County WMA / Engagement
Cwmwl / Connections
2021 / 2021

LLANDEILO MARKET HALL
Lower Ground Floor Plan

