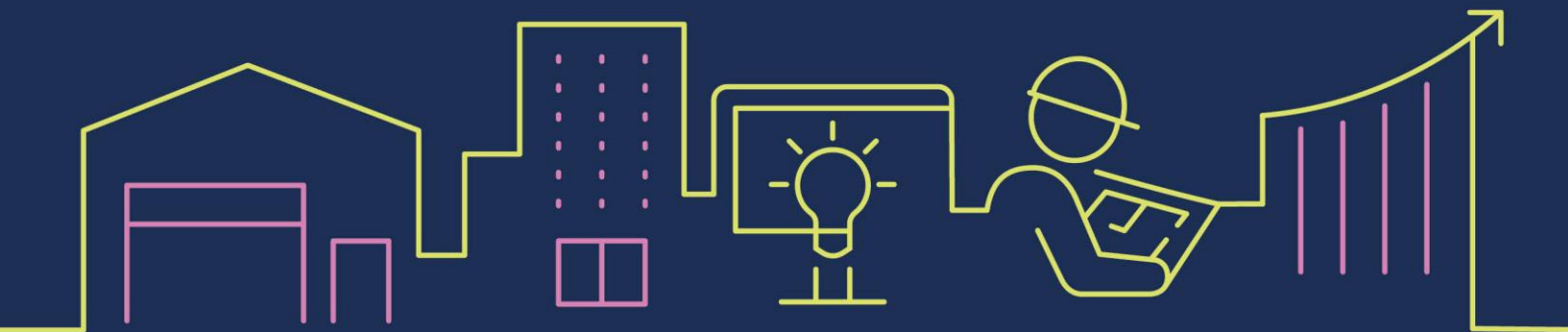


TO LET – Office units

YMCA Building,
49 Stepney Street,
Llanelli



4no. 1st floor office units
Located within Llanelli Town Centre

sirgar.llyw.cymru
carmarthenshire.gov.wales

Description

The newly developed YMCA building is located in the popular Stepney Street of Llanelli Town Centre and is being brought back to economic use with a view of increasing footfall from the western gateway/Spring Gardens area to the Town Centre.

The building is within close proximity to popular businesses such as the Sheesh Mahal Restaurant, Wetherspoon's The York Palace and opposite Spring Gardens Green Space. This new development provides 4no. 1st floor office units.

Accommodation

Unit 6 98.6m² (1,061.3 sqft)

Unit 7 139.7m² (1,503.7 sqft)

Unit 8 76.3m² (821.2 sqft)

Unit 9 87.4m² (940.7 sqft)

Location

Llanelli is the largest town in the county of Carmarthenshire with an urban catchment population of 23,500 (2021 ONS) within a district population of 185,610 located approximately 15 miles northwest of Swansea and 18 miles south-east of the county town of Carmarthen. Llanelli lies on the south side of the M4 Motorway, approximately 5 miles from Junction 48. Llanelli town centre's retail offer is anchored by the modern, covered St. Elli shopping centre which benefits from footfall of approximately 108,179 (July 2023) people per week. The Centre is anchored by a 70,000 sq ft Asda foodstore, Greggs Bakery, Card Factory and Peacocks.

The town centre benefits from the mixed use Eastgate leisure complex which has an array of restaurants including Nandos, Costa Coffee and Joe's Ice Cream, together with an ODEON Cinema with 5 state of the art screens and a 53 bed Travelodge and office accommodation.

Llanelli and surrounding areas have continued to thrive with substantial success in attracting investment and development in all sectors of the property market. These include the residential developments at North Dock and Machynys; leisure with the Nicklaus designed golf course as part of the Millennium Coastal Park and the Dragon 24 office development at North Dock.

The new Pentre Awel development is a ‘Once in a generation’ multi-million-pound development with construction underway located across 83 acres of land in South Llanelli. It is to be the first development of its kind in Wales, creating a unique ecosystem that co-locates business, research, academia, health, leisure and assisted living within landmark infrastructure.

The Vision for Llanelli Town Centre

The town centre plays an important part in the wider vision for Llanelli as a place to live, work and visit. Llanelli needs to strive for a high-quality environment in the town centre that is attractive and inviting to a mix of people. In order to achieve this, the Council’s aspirations for Llanelli town centre include:-

- A reinforced clear (historic) town structure with valuable architectural assets.
- A diverse range of commercial opportunities and employment.
- A diverse range of businesses driven by local people.
- High levels of permeability within the town centre.
- Good pedestrian connections between town centre and surrounding neighbourhoods and towards the coast.
- Distinct natural assets such as greenspaces as a legible part of the townscape.
- Schools/colleges/training centre with a presence in the town centre.
- A mix-use town centre with uses that enliven the public spaces during day and night time.
- A town centre that benefits from a varied and attractive residential offer.

With the benefit of Welsh Government funding support, the Council has actively been acquiring vacant and underutilised properties in the town centre. By encouraging a mixed use town centre including flexible retail space, and upper floor residential accommodation, the Council is helping to promote a high-quality environment that is attractive and inviting to a mix of people. Several empty properties have been brought back into use and in total, over £18million is being invested into the town centre through property regeneration which includes the YMCA and Market Street North development.

Services

Each unit has its own electricity supply, kitchen and welfare facilities. Internet access is provided throughout the development. The tenant is responsible for entering into a contract with a provider.

The incoming tenant will be responsible for the transfer of utilities into their own name and the payment of the bills.

Rent

Unit 6 98.6m² (1,061.3 sqft) - £12,000 pa

Unit 7 139.7m² (1,503.7 sqft) - £17,500 pa

Unit 8 76.3m² (821.2 sqft) - £10,500 pa

Unit 9 87.4m² (940.7 sqft) - £11,000 pa

VAT will be payable on the rent.

Rates

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

We encourage applications from a wide range of new and existing businesses.

Prospective tenants are advised to check with the local planning authority as to the suitability of their proposals.

Letting Information

Term: 5 years although longer/shorter tenancy may be considered

Repairs/Insurance: Tenant to maintain internal fixtures and fittings in good repair and condition. Building insurance and Service Charge inclusive of rent. Tenant is liable for all other relevant insurance.

Trade and bank references will be required, and the Council may require a guarantor.

Legal costs

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

For further information please contact:

Property & Regeneration

County Hall

Carmarthen

SA31 1JP

Name: Alex D Williams

Email: adwilliams@carmarthenshire.gov.uk

You will need to operate bilingually according to the Council's policies including interior and exterior bilingual signs 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'

For information and help to work biligually, go to www.carmarthenshire.gov.wales/home/business and click on 'Welsh Language in business' 

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.

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