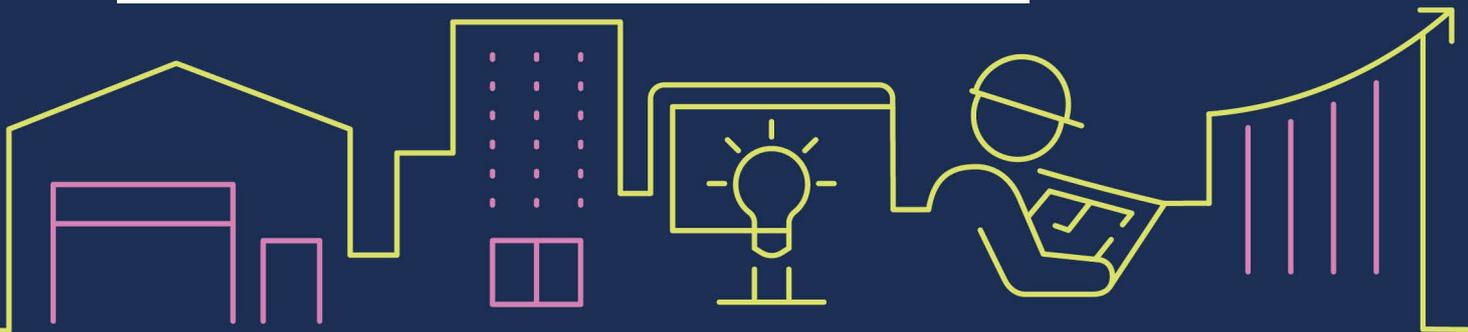


# EXPRESSIONS OF INTEREST SOUGHT FOR AN EXCITING OPPORTUNITY IN LLANELLI

Market Street North,  
Market Street/Stepney Street,  
Llanelli



New build Ground Floor Retail Opportunity  
Located within Llanelli Town Centre

[sirgar.llyw.cymru](http://sirgar.llyw.cymru)  
[carmarthenshire.gov.wales](http://carmarthenshire.gov.wales)

## Description

The development of Market Street North is located cornering the popular Stepney Street and Market Street area of Llanelli Town Centre. The site is being redeveloped with a view of increasing footfall from the eastern gateway to the Town Centre with the current proposal providing 5 ground floor commercial units and residential to the upper floors.

## Accommodation

The current proposal being progressed for the ground floor incorporates a range of units of with the following sizes :

- Unit 1 73m<sup>2</sup> (785.76 sqft)
- Unit 2 76m<sup>2</sup> (818.05 sqft)
- Unit 3 83m<sup>2</sup> (893.4 sqft)
- Unit 4 81m<sup>2</sup> (871.87 sqft)
- Unit 5 129m<sup>2</sup> (1,388.54 sqft)

The Authority would also consider applications for a letting on a single large unit basis, or combination of units. Submissions will need to demonstrate how they will be compatible with the upper floor residential proposal either by way of use and / or design. The upper floor residential proposal consists of ten two-bedroom residential flats.

## 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 mixed-use East Gate leisure complex has been developed within the town 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 currently under construction is a 'Once in a generation' multi-million-pound development and 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. The ambition for is to create 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 nighttime.
- A town centre that benefits from a varied and attractive residential offer.

Interested parties should reflect the Council's aspirations in their development proposals.

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 £18 million is being invested into the town centre through property regeneration which includes the Market Street development and the former YMCA development.

## Grant Funding

There is potential funding (although not guaranteed) to support appropriate development proposals for the ground floor. The funding would be through the Welsh Government Transforming Towns funding initiative to support projects that are aligned to the Council's town centre regeneration aspirations.

Please contact the Council's Economic Development to discuss your proposal and the process for the application.

E mail - [tbufton@carmarthenshire.gov.uk](mailto:tbufton@carmarthenshire.gov.uk)

## Method of disposal

Terms are negotiable in relation to the lease of the whole however full repairing and insurance leases of circa 5 years would be expected for the individual units.

The Authority will go through the usual due diligence financial checks for any prospective tenant.

## Services

The unit/s has its own electricity supply, kitchen and welfare facilities. Internet access is provided throughout the development.

## Business 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](mailto:rates@carmarthenshire.gov.uk) tel.01554 742330

# Consideration of Offers

The Council are encouraging applications from people / companies interested in the whole or single units and written expressions of interests are to be submitted by the 12 noon on the 6<sup>th</sup> June 2024:

Alex D Williams  
County Hall  
Carmarthen  
SA31 1JP.

Further information will then be requested following initial dialogue with interested parties.

In the event of similar or competitive offers being received the Council will prioritise those that benefit Llanelli in the wider strategic context. All progressing proposals will be subject to Cabinet approval.

## 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](mailto: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](http://www.carmarthenshire.gov.wales/home/business) and click on 'Welsh Language in business'

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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.

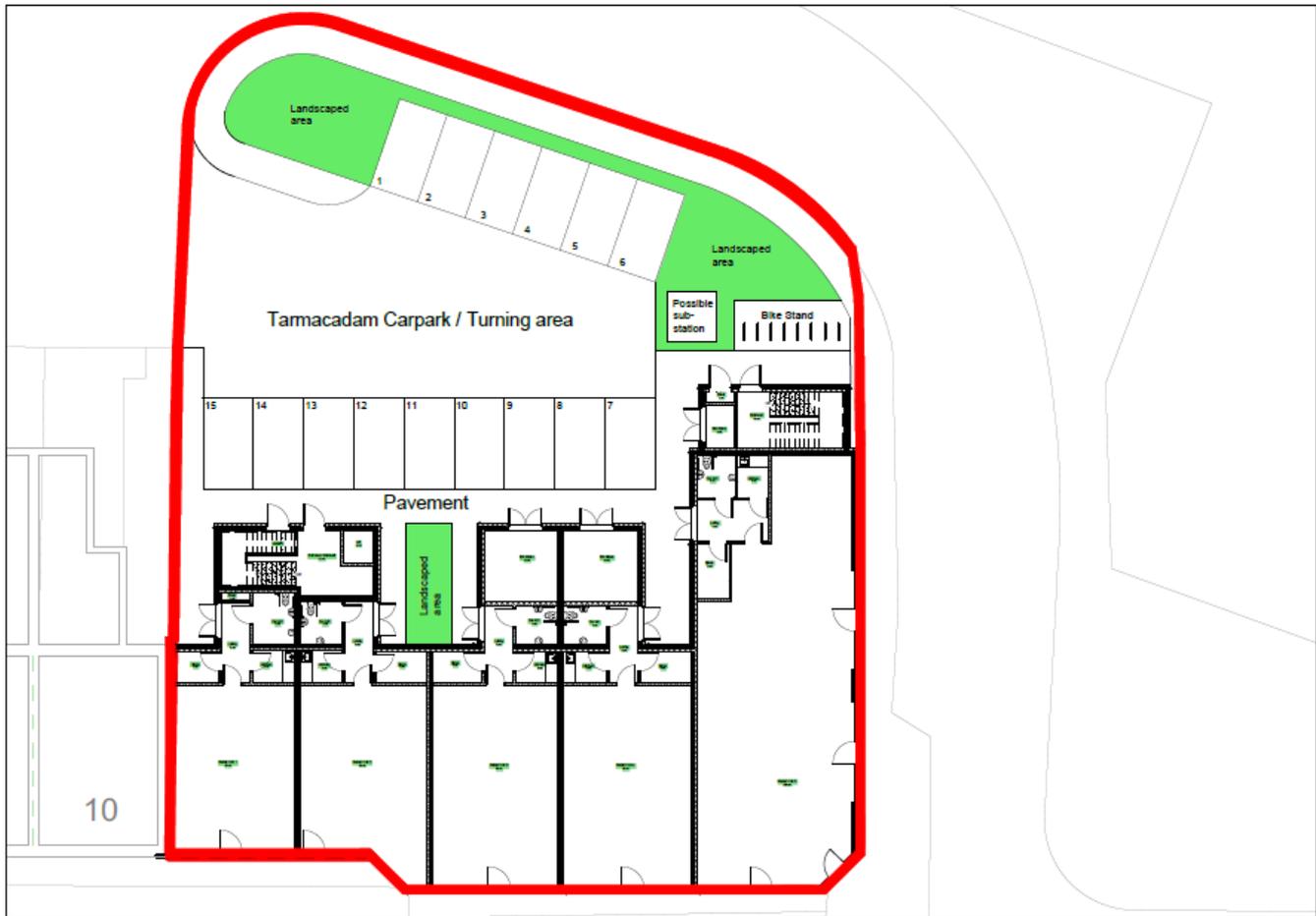
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# Location Plan:



<b>Title: Market Street North Development</b>	Ref. - HI/AW	
	Date/Dyddiad - 24/04/2024	
	Scale/Graddfa - 1:1250	
	Neuadd y Sir/County Hall Caerfyrddin/Carmarthen SA31 1JP	<small>                     Map data from an aerial photograph or Ordnance Survey data provided by Ordnance Survey or its licensor. © Ordnance Survey. All rights reserved. This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.                      © Crown copyright and database right 2023. Ordnance Survey 1000091000                 </small>

# Current Proposed Site Plan:



**Proposed Site Plan**  
1 : 250