

To Let

1 Stepney Precinct, Llanelli SA15 1YN

Offers in the Region of £25,000 per annum



- Two storey A1 unit
- A gross space of 246m² (2,647 sqft)
- Prime location situated within Llanelli Town Centre

Cyngor **Sir Gâr**
Carmarthenshire
County Council



Description

Centrally located within the town centre, 1 Stepney Precinct occupies a prominent position in the heart of Llanelli's pedestrianised retail centre. The return frontage faces into the town centre precinct connecting with the St. Elli Centre and Llanelli Indoor Market. Occupiers in close proximity include Rowberry, Boots, Wilkos, Asda, Greggs, Santander, Halifax and Lloyds Bank.

Internally there is a spacious ground floor retail area with an internal frontage of approximately 15m with display windows. To the rear there is access to the upper floor and circulation space. The upper floor includes an office, storage room, large circulation area, male and female WC facilities along with a staff room/kitchen.

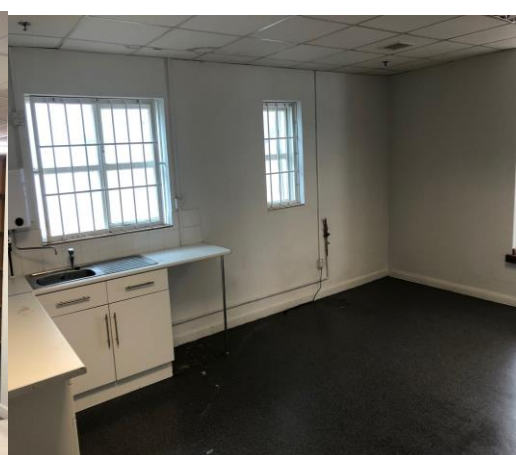
Internal Ground Floor



Internal First Floor



Kitchen/Staff Room



Town Centre Regeneration

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.

Accommodation

Gross internal area of approximately 246m² (2647 sq ft).

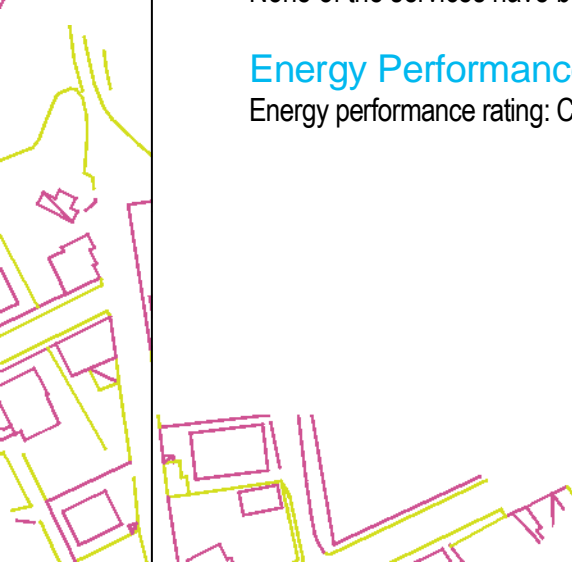
Services

The premises has its own electricity, gas and water supply. The incoming tenant will be responsible for the transfer of the utilities into their own name and the payment of the bills.

None of the services have been tested and you should make your own enquiries in this regard

Energy Performance Certificate

Energy performance rating: C



Consideration of Offers

We encourage applications from a wide range of existing and yet to be established businesses.

In the event of similar or competitive offers being received the Council will prioritise those that benefit Llanelli in the wider strategic context.

Business rates

Rateable Value: £22,500

Lease Terms

Rent: £25,000 per annum exclusive

Term: 5 Years (although longer tenancy may be considered)

Repairs/Insurance: Tenant to repair and Landlord to insure and reclaim

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

Use A1.

Alternative uses of the property may be considered, and prospective tenants are advised to check with the local planning authority as to the suitability of their proposals.

Legal costs

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

For Further Information Please Contact:

County Hall
Carmarthen
SA31 1JP

Alex Williams MPlan, Graduate Surveyor

Tel no. 01267 242379

[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 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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Notes