



## 37 Stepney Street

Llanelli, SA15 3YB

### RETAIL TO LET

**1,801 sq ft**  
(167.32 sq m)

- Quoting Rent £6,500 pax
- Great Position on Stepney Street
- Well Configured Open Plan Unit
- Use Class A1 other uses considered subject to planning.

## Summary

<b>Available Size</b>	1,801 sq ft
<b>Rent</b>	£6,500 per annum
<b>Rates Payable</b>	£3,714.80 per annum
<b>Rateable Value</b>	£7,400
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (84)

## Location

The property is situated on Stepney Street, within Llanelli town centre, historically recognised as the town's principal retailing thoroughfare alongside Vaughan Street, which intersects nearby. The immediate vicinity comprises a mix of established local retailers and food and beverage operators, providing a diverse and active commercial setting. Llanelli benefits from good connectivity, with the A48 providing direct access to the A4138 and onward to the M4 motorway network. Llanelli Railway Station is also located a short distance from the property, offering convenient public transport links.

## Description

The ground floor accommodation is open plan, with some previous fixtures and fittings left behind following the departure of TUI from the premises. The ground floor sales area comprises sales area with an office to the rear plus WCs, kitchen and stairs leading down to the basement stores area which is accessible via the rear of the premises. The shop front is mostly glazed with aluminium frame and fascia to the top for tenant signage. There is a single door inset to the right hand side of the shop front.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Floor Sales	1,030	95.69
Basement	771	71.63
<b>Total</b>	<b>1,801</b>	<b>167.32</b>

## Terms

The property is available by new lease, terms to be agreed.

## Planning

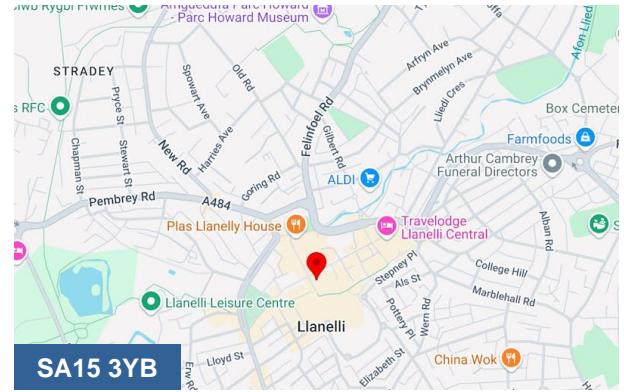
The property benefits from A1 Use. However, other uses should be considered subject to planning. It is likely that interested parties would be of a mix of A1 and A3 Use.

## Anti-Money Laundering (AML) Regulations

In accordance with Anti-Money Laundering Regulations the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.

## Viewings

By appointment with sole letting agents Cooke & Arkwright.



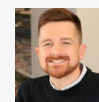
## Viewing & Further Information



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