

5 Murray Street

Llanelli, SA15 1AQ

BP2

Commercial Property
& Development Land



FOR SALE

1,407 SQ FT
(130.71 SQ M)

£155,000

Office or part residential
conversion opportunity.

- For Sale - New 125 year Leasehold Investment
- Flexible three-storey accommodation suitable for a range of commercial uses (STP)
- Opportunity for Investors or owner-occupiers
- Central location in Llanelli with good street frontage and accessibility

Summary

Available Size	1,407 sq ft
Price	£155,000
Rates Payable	£4,203.20 per annum Assuming small business rates relief are applicable, this property becomes EXEMPT.
Rateable Value	£7,400
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (122)

Description

A substantial three-storey commercial property providing flexible accommodation with potential for a variety of uses (subject to planning).

The property offers character, and adaptability for occupiers or investors seeking commercial space in a central town setting.

Murray Street is a mixed use location with residential and commercial occupiers providing professional services such as estate agents, accountants and healthcare services.

Location

The property is situated on Murray Street in the centre of Llanelli, benefiting from excellent visibility and close proximity to town centre amenities, public transport links and surrounding commercial occupiers such as ASDA and the main shopping arcade in Llanelli.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor Offices	571	53.05	Available
1st - First Floor Offices	487	45.24	Available
2nd - Second Floor Offices	349	32.42	Available
Total	1,407	130.71	

Specification

- 3 storey property
- Pitched tiled roof
- Wood block Flooring to the ground floor
- New carpet to stairs, 1st & 2nd floor
- Newly decorated throughout
- uPVC windows
- Electric Heating
- Small enclosed rear yard with rear lane pedestrian access

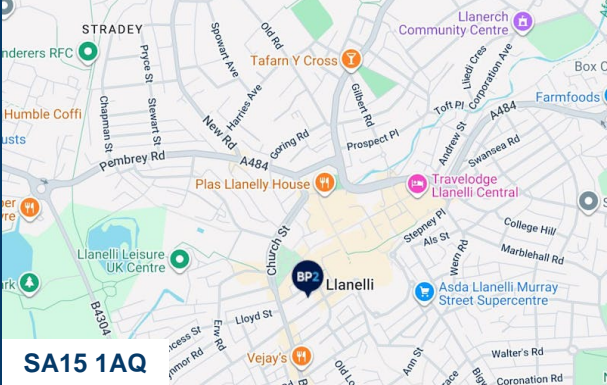
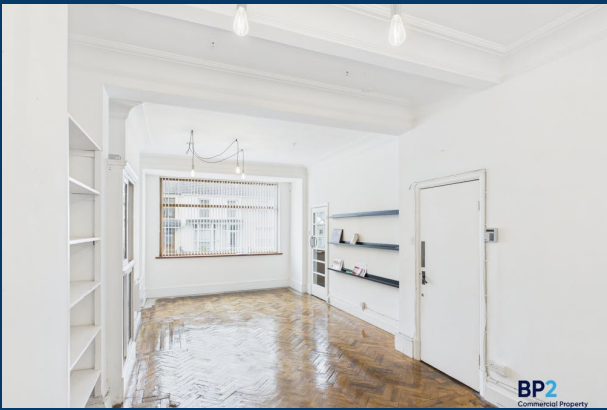
Tenure

The Long Leasehold interest is for sale. A new 125 year ground lease term from the date of sale at an initial rental of £1,900 per annum. This ground rent is to be reviewed at 5 yearly intervals to 23% of the property's open market rental value.

The Lease will allow part residential use of the building which is restricted to 49% of the floor area.

Video

- Virtual Tour - <https://tour.giraffe360.com/15faffd4980f4e60a2b1ff957bfla843>



Viewing & Further Information



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