18 Vaughan Street

Llanelli, SA15 3TY

Rees Richards & Blyth
commercial | residential | rural



FOR SALE

4,341 SQ FT
(403.29 SQ M)

OFFERS IN THE REGION OF £220,000

Freehold, Part Investment Building with Income Producing Ground Floor and Vacant Upper Floors

- Town centre Freehold multi functional premises over ground, first and second floors
- Predominantly open plan upper floors
- Ground floor let to Careers Wales, providing an income stream of £9,000 per annum
- Vacant upper floors, offering scope for owner-occupation or letting
- Upper floors offer potential for refurbishment, or alternative uses (STP)

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Summary

Available Size	4,341 sq ft
Price	Offers in the region of £220,000
Business Rates	Rateable value for the ground floor is £9,600 (26/27) Rateable value for the first floor is £22,750 (26/27)
VAT	Not applicable. We are advised that the property is not elected for VAT and all figures quoted are exclusive of VAT.
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A freehold mid terrace multi use building arranged over ground, first and second floors, providing approximately 4,341 sq ft (403.4 sq m) of gross internal accommodation.

The upper floors have previously been used by the Blind Society for a variety of uses including offices, meetings and functions. The ground floor is let to Careers Wales and benefits from a modern fit-out in very good condition. It is arranged as a central hallway serving nine cellular offices, together with a kitchen, WC facilities and a separate entrance hallway with stair access to the upper floors.

A virtual tour is available to assist with remote inspection.

Location

Llanelli is the principal commercial and retail centre of the western part of Carmarthenshire. The property is located within the town centre, where it benefits from proximity to a range of retail, professional, public service and leisure facilities.

The town is served by the A484 and the A4138, which connect to the A48 and the M4 motorway to the east. Llanelli railway station provides services on the West Wales line, and local bus services operate through the town. The Millennium Coastal Park and the Wales Coast Path are also close by.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor Offices	1,928	179.12	Let
2nd - Second Floor	409	38	Available
1st - First floor offices	2,004	186.18	Available
Total	**4,341**	**403.30**	

Specification

- Glazed aluminium shopfront, onto a pedestrianised area
- Central heating to upper floor accommodation
- Air conditioning to ground floor let area
- Open plan first floor space
- Cellular ground floor accommodation
- Suspended ceiling with a mix of recessed LED panel and recessed fluorescent light fittings
- Ceiling-mounted air conditioning (heating & cooling) to the ground floor
- Glazed partitioning with frosted manifestation to the interview rooms and meeting rooms (GF)

Services

Mains supply of gas, electricity and drainage are connected.

The ground floor and first floors are separately metered for services (interested









SA15 3TY

Viewing & Further Information



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parties to make their own investigations).

Gas central heating to the upper floors, with ceiling mounted air conditioning cassette units to the ground floor.

Tenancy Information

The ground floor unit is let in its entirety to Career Choices DEWIS GYFRA Ltd.

The Lease will be for a term of 5 years on an Internal Repair and Insuring basis. the rent will be £9,000 pa ex.

This Lease is in an agreed format and is awaiting completion.

Tenure

The property is being sold on a Freehold basis, subject to the ground floor tenancy as outlined above.


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