Lambert Smith Hampton
01792 702 800
www.lsh.co.uk

For Sale

Prominent Freehold Building

Retail/Office/Storage

4, 6 & 8 Thomas Street, Llanelli, Carmarthenshire, SA15 3UP

PROOF

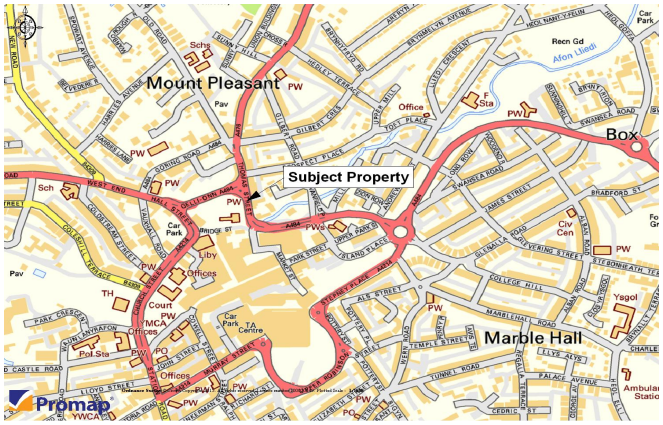
- 256.50 Sq M (2,761 Sq Ft)
- Freehold
- Suitable for Residential Conversion (Subject to all Necessary Consents)
- Secure Rear Car Parking Area

EG DEALS 2016 Regional Winner WALES OFFICE Lambert Smith Hampton

Lambert Smith Hampton
Axis 17 Axis Court, Mallard Way, Swansea Vale, Swansea SA7 0AJ **T** +44 (0)1792 702800

4, 6 & 8 Thomas Street, Llanelli, Carmarthenshire, SA15 3UP

Location



The property is located on the fringe of Llanelli Town Centre within a highly visible position, overlooking the rear of the Parish Church and intersection with Gellion and Thomas Street.

Llanelli is located approximately 15 miles west of Swansea City Centre and approximately 18 miles south east of Carmarthen Town Centre. Llanelli lies on the south side of the M4 motorway approximately 5 miles from Junction 48.

Description

A four storey semi-detached office building with a rear single storey addition. A side roadway leads to a rear secure car parking area providing 4/5 car parking spaces.

- Freehold
- Prominent Main Roadside Location
- Rear Secure Car Parking Area
- Frindge of Town Centre Location
- Suitable for Residential Conversion (Subject to all Necessary Consents)

Accommodation

The accommodation is presented over ground, first, second and third floors, with the office space provided in a cellular configuration. The property benefits from toilet facilities over ground and first floors.

Floor Area	Sq M	Sq Ft
Ground Floor	73.86	795
First Floor	73.11	787
Second Floor	70.14	755
Third Floor	39.39	424
TOTAL AREA	256.50	2,761

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

No VAT will be charged on this transaction.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Rateable Value -
Ground Floor: £5,800
First Floor: £5,300
STTF: £5,000

UBR for Wales 2017/18 is 49.9p in the £.

Tenure

Freehold

Asking Price

Offers in the Region of £200,000

Estate Agents Act

Please note that under the Estate Agents Act 1979, we notify you that this property is owned by a relative of an employee of Lambert Smith Hampton.

Energy Performance Certificate

An EPC has been obtained for this property. Further details are available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the agents:

Nicholas Founds
Rowland Jones
01792 479845
nicholas@rowlandjones.co.uk

Jason Thorne
Lambert Smith Hampton
01792 702800
07775 740370
jthorne@lsh.co.uk

March 2018

Rowland Jones Chartered Surveyors

Lambert Smith Hampton
01792 702 800
www.lsh.co.uk

PROOF

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

(i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.

(ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

(iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.

(iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

(v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.

(vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.