



23 Cowell Street, Llanelli, SA15 1UU

Ground floor retail unit situated on a popular street with nearby access to St Elli's Shopping Centre.

Summary

| | |
|-----------------------|---|
| Tenure | To Let |
| Available Size | 1,123 sq ft / 104.33 sq m |
| Rent | £10,000 per annum |
| Service Charge | N/A |
| Rates Payable | £3.85 per sq ft Based on 2023/24 Valuation |
| Rateable Value | £7,700 |
| EPC Rating | C (70) |

Key Points

- Popular Street Location
- Prominent Street Frontage
- EPC - C
- Unfurnished

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| Rent | £10,000 per annum |
| Rates Payable | £3.85 per sq ft Based on 2023/24 Valuation |
| Rateable Value | £7,700 |
| Service Charge | N/A |
| Car Parking | N/A |
| VAT | To be confirmed |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | N/A |
| EPC Rating | C (70) |

Description

This end of terrace property comprises a ground floor retail unit with prominent frontage onto Cowell Street.

The accommodation comprises a sales area benefitting from dual display windows with entrance to the front. A kitchen, Staff and public WC facilities to the rear.

Location

The property is located within close proximity of the pedestrian zone of Llanelli Town Centre. Llanelli lies approximately 11 miles west of Swansea and 12 miles south of Carmarthen.

The town is served by the A484, A476, and A4138 which provides direct access to the M4 Motorway at J48.

The property is located on Cowell Street in the centre of Llanelli with nearby occupiers including Halifax, Nationwide, Llanelli Market and many other nationals on the nearby.

Accommodation

The accommodation comprises the following areas:

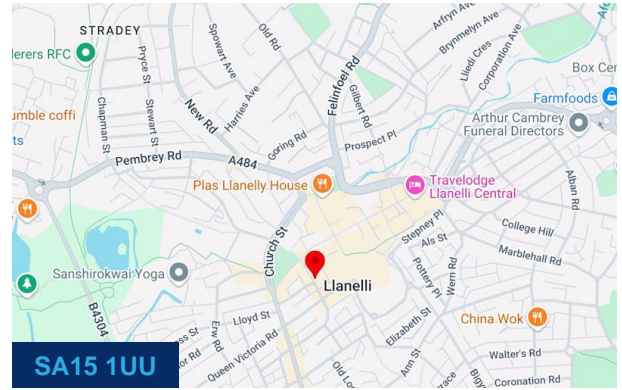
| Name | sq ft | sq m | Availability |
|----------------------------|--------------|---------------|--------------|
| Ground - Net Internal Area | 1,123 | 104.33 | Available |
| Total | 1,123 | 104.33 | |

Terms

The property is available on a new lease with terms to be agreed.

VAT

All figures are exclusive of VAT, where applicable.



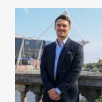
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