

#### **SITUATION**

Located in the pedestrianised town centre shopping area close to the junction with Vaughan Street and amongst such multiple occupiers as **Brighthouse**, **Shoe Zone**, **EE**, **Betfred** and **Santander**. Llanelli lies some 10 miles west of Swansea and is served by the A484, A476, and the A4138 which provide direct access to the M4 (Junction 48).

#### **PROPERTY**

A mid terraced building comprising a deep **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first, second and attic floors.

## VAT is NOT payable in respect of this Lot

#### **TENURE**

Leasehold for a term of 125 years from 30th April 1990 at a ground rent of £1,250 p.a. The lease provides for reviews every 5th year from 25th December 1998 to 2.5% of the rent received. The next rent review is December 2013 and if the property remains vacant there will be no ground rent payable.

## Offered with FULL VACANT POSSESSION

Note 1: The property currently intercommunicates with the adjoining property (No. 5) at ground floor level.

Note 2: The upper parts of the adjoining property (No. 5) comprises 6 x bed flats.

The Surveyors dealing with this property are MATTHEW BERGER and STEVEN GROSSMAN

# ACCOMMODATION

## **Ground Floor Shop**

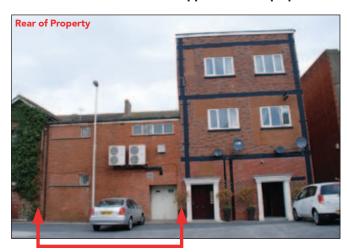
Gross Frontage 28'7"
Internal Width 24'8" (max)
Shop & Built Depth 92'6"

Area Approx 2,185 sq ft

First Floor Ancillary Area Approx 1,335 sq ft plus WCs Second Floor Ancillary Area Approx 620 sq ft

Attic Floor Not Inspected

Total Area Approx 4,140 sq ft plus Attic



Note 3: The property was previously let at £50,000 p.a.

VENDOR'S SOLICITORS Vyman - Tel: 020 8427 9080 Ref: Ms Jaymini Ghelani - Email: jaymini.ghelani@vyman.co.uk