



**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

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £600 (including VAT) upon exchange of contracts