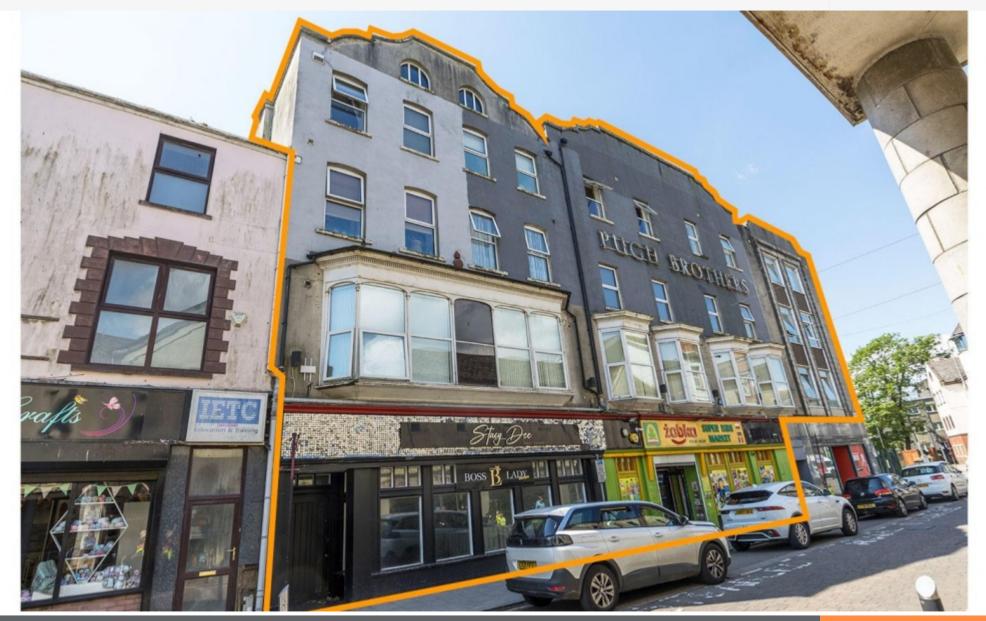
## **Camarthernshire SA15 1AP**

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)





Substantial Freehold Retail and Residential Ground Rent Investment

#### Lot 44, 17-21 Cowell Street, Llanelli, **Camarthernshire SA15 1AP**

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#### **Property Information**

Investment

Lot

44

Rent

Sector



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Substantial Freehold Retail and Residential Ground Rent Investment

Live Streamed Auction

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# acuitus Real Estate Auctioneering & Investment

#### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Supermarket Ancillary	257.56 141.10	(2,773) (1,519)	A. K. SALEH (t/a Zabka Polski Supermarket)	10 years from 11/10/2018	£10,000	-
Ground	Retail/Ancillary	135.64	(1,460)	VACANT	-	-	-
First/Second/Third		-	-	PB RESIDENTIAL LTD	125 years less 3 days from 06/09/2004	£1,350 rising to £2,025 in 2029	06/09/2029 and 25 yearly thereafter
Total		534.30	(5,752)			£11,350	

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