

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

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Substantial Freehold Retail and Residential Ground Rent Investment

www.acuitus.co.uk

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Property Information

Substantial Freehold Retail and Residential Ground Rent Investment

- Majority let to Polish Supermarket until October 2028 (No breaks)
- Includes one vacant shop to let
- Residential flats above let on long lease
- Town centre location

Lot

44

Auction

9th July 2024

Rent

£11,350 per Annum Exclusive
plus vacant shop

Sector

High Street Retail/Residential

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

12 miles north-west of Swansea, 54 miles north-west of Cardiff

Roads

A476, A484, A4138, A4214, M4 (Junction 48)

Rail

Llanelli Railway Station

Air

Cardiff International Airport

Situation

The property is situated on the west side of Cowell Street, close to its junction with Stepney Street, in the heart of the town centre. Nearby occupiers include Job Centre Plus, Specsavers and branches of Halifax and Nationwide Banks.

Tenure

Freehold.

Description

The property comprises a supermarket and one vacant shop arranged on the ground and basement floors, with residential accommodation arranged on the first, second, third and fourth floors, let on a long lease.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

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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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2024