

Lot 47, 23 Cowell Street, Llanelli,
Carmarthenshire SA15 1AP

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Leasehold Retail Opportunity

www.acuitus.co.uk

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Property Information

Leasehold Retail Opportunity

- Former Betting Office comprising approximately 1,073 sq ft
- Previously let at £20,000 p.a.x.
- Town centre location

Lot

47

Auction

9th July 2024

Vacant Possession

Status

Available

Sector

High Street Retail

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

Long Leasehold. Held from Carmarthenshire County Council for a term of 125 years less three days from 06/09/2004 at a ground rent of £2,000 per annum.

EPC

Band C

Description

The property comprises a shop arranged on the ground floor only, forming part of a larger building.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant
Ground	Retail/Ancillary	99.70	(1,073)	VACANT
Total		99.70	(1,073)	

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2024