

# Avenue Villa Dental Surgery, Queen Victoria Road, Llanelli,

SA15 2TP

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



## Property Information

### Freehold Dental Surgery Investment

- Let to Portman Healthcare Limited
- 2018 and 2023 Tenant break options Not Exercised
- Tenant option to renew in December 2028 until 2043
- Detached Surgery Building with Car Parking
- Long term Residential Conversion Potential (Subject to Consents)
- Nearby occupiers include a range of restaurants, a local parade of shops and St Elli Shopping Centre less than a 10 minute walk away

#### Lot

#### Auction

27th March 2025

#### Rent

£23,500 per Annum Exclusive

#### Status

Available

#### Sector

Healthcare, Medical  
Centre/Doctors, Dentist

#### 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 south west side of Queen Victoria Road, less than 400 metres south west of Llanelli town centre in a predominantly residential location. Nearby occupiers include a range of restaurants, a local parade of shops and St Elli Shopping Centre less than a 10 minute walk away.

### Tenure

Freehold.

### EPC

Band C

### Description

The property comprises an attractive 2 storey detached surgery building with 5 dental surgeries and ancillary accommodation. The property also benefits from Car Parking to the side of the property.

The property may be suitable for Long term Residential Redevelopment or Office Conversion, Subject to obtaining the required consents.

### VAT

VAT is not applicable to this lot.

### Octopus Bridging Loan for Buyers

Not available

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Ground First	Surgery Surgery	105.54 89.09	1136 959	PORTMAN HEALTHCARE LIMITED (CRN: 067405579) (2)	From 10/12/2013 (1)	£23,500	(09/12/2028)
<b>Total Approximate Floor Area</b>		<b>194.63</b>	<b>2095</b>			<b>£23,500</b>	

(1) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/212952197>)

(2) The lease provides for a Tenant Option to extend the lease until 2043

(3) Portman Healthcare Limited (CRN: 067405579) was incorporated in November 2008

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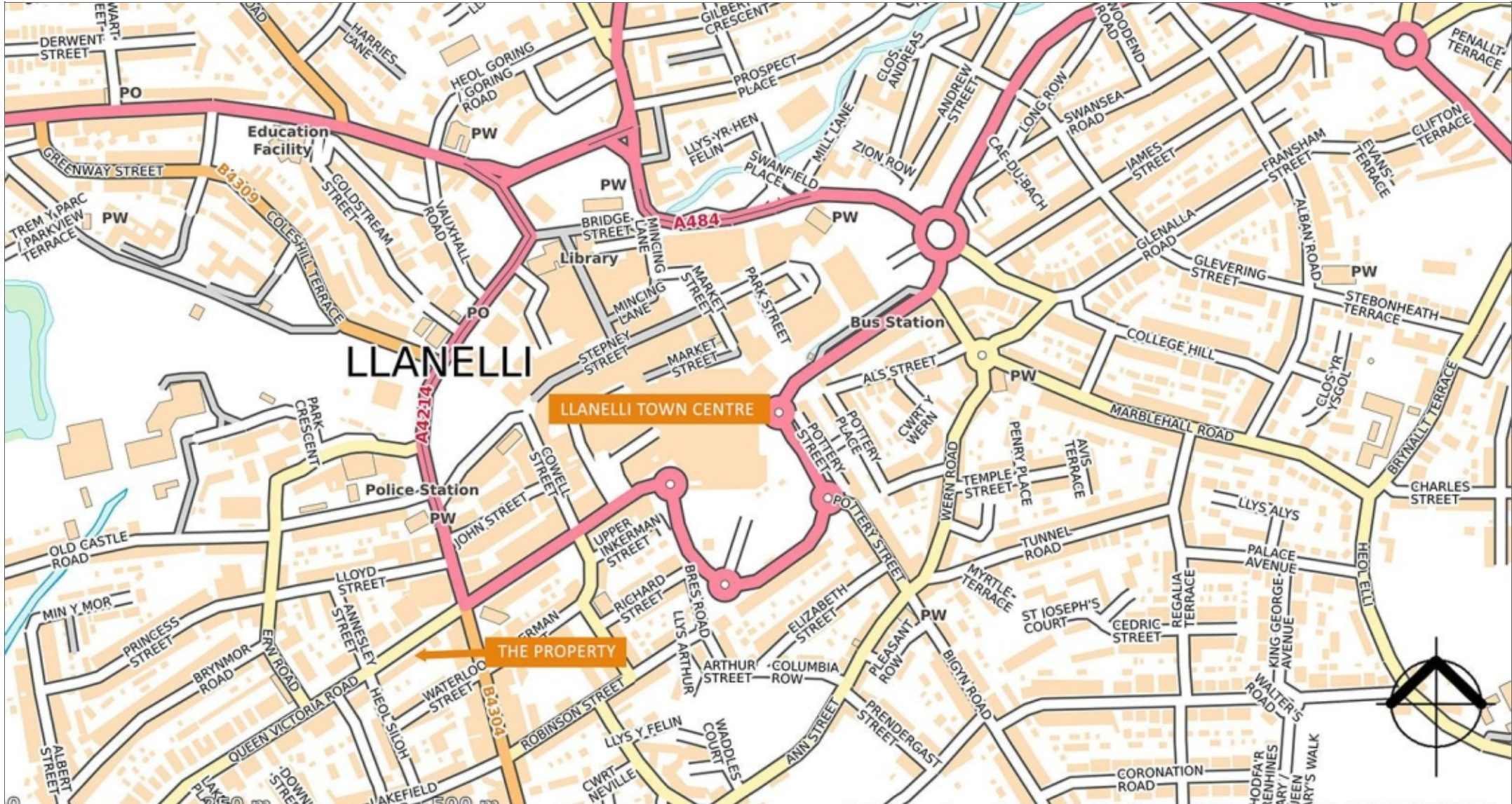
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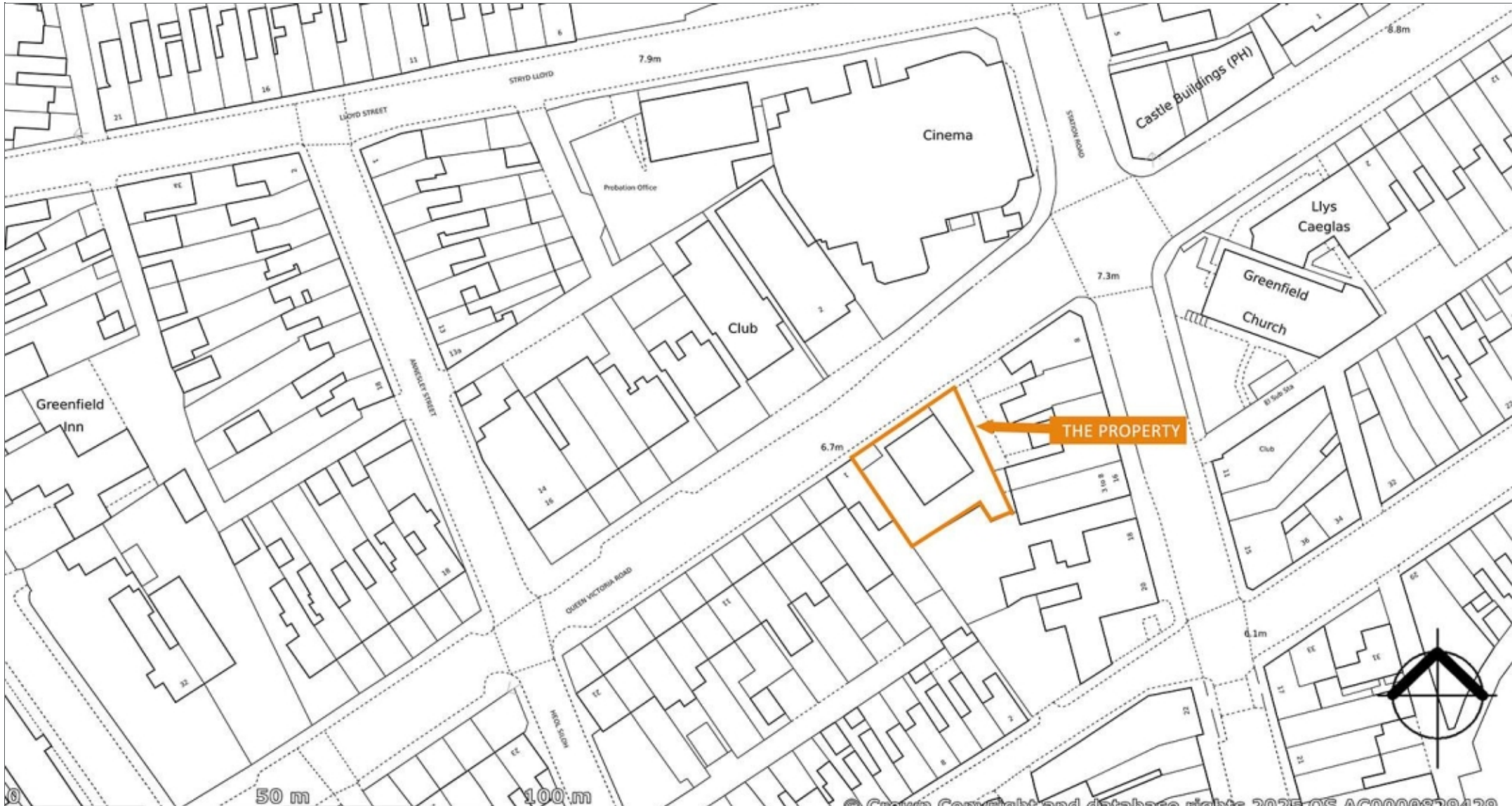
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## Contacts

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