

**TO LET**

**16 VAUGHAN STREET, LLANELLI, SA15 3TY**



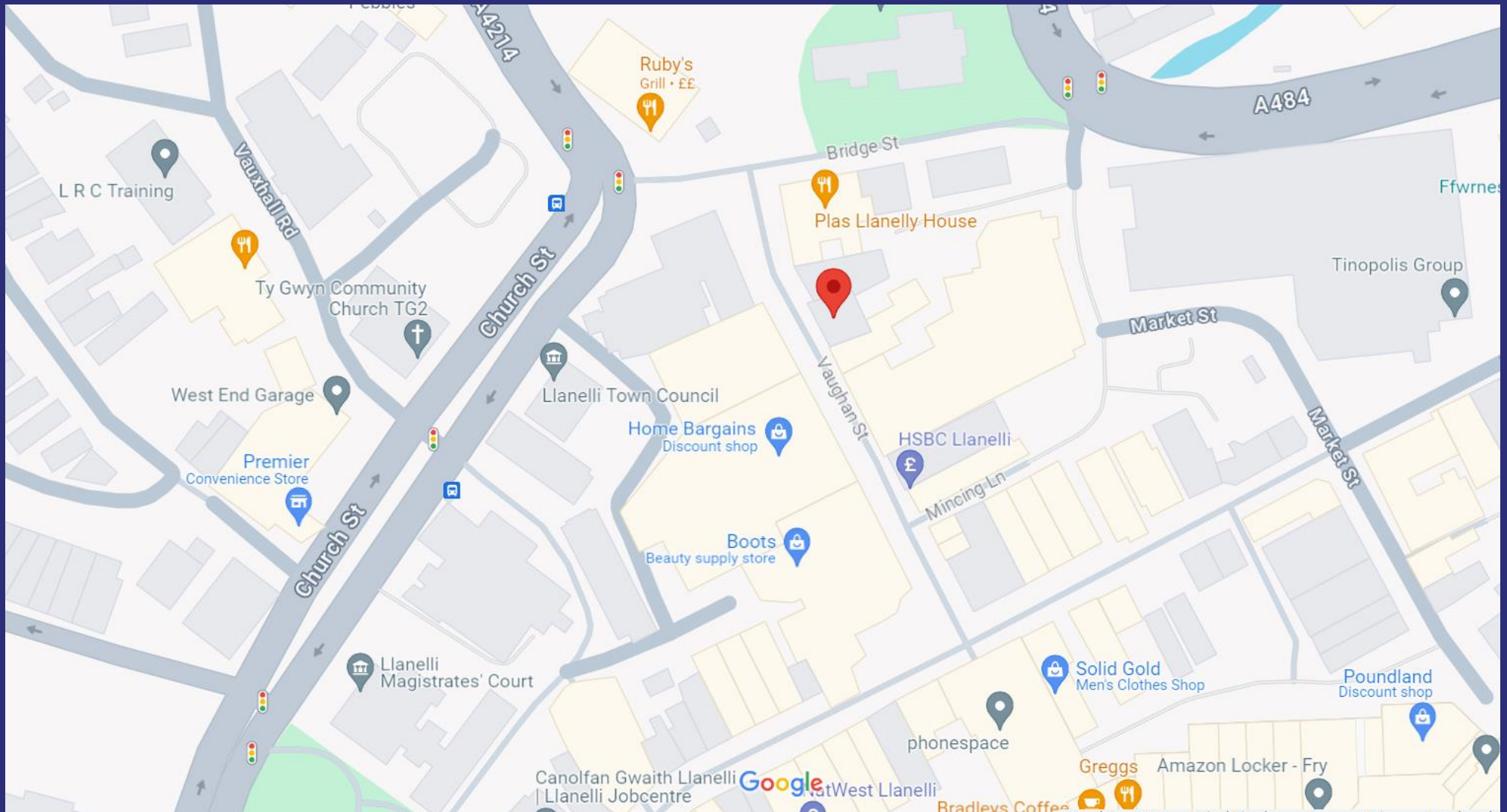
**FORMER BANK TO LET**

## LOCATION

The property occupies a good retailing location in the heart of Llanelli, on the pedestrianised Vaughan Street.

There are a number of retailers close by including Max Spielman, Poundland and Greggs.

The property can be more readily identified from the attached plan.



### DESCRIPTION

The property comprises a three storey building of stone construction under a pitched slate roof. Internally there is a large ground floor sales area, which was formally a banking hall for Barclays Bank.

At the rear there are offices and staff facilities. The first and second floor provide for further office accommodation.

The is basic storage in the basement.

### ACCOMMODATION/AREAS

The property has been measured in accordance with the RICS Code of Measuring Practice as follows.

|              | Sq ft | Sq m   |
|--------------|-------|--------|
| Gf Sales     | 1595  | 148.17 |
| Gf Store     | 1200  | 111.48 |
| First floor  | 1830  | 169.99 |
| Second floor | 1335  | 124.06 |
| Basement     | 176   | 16.34  |

### ASKING RENTAL

£50,000 pax

### RENT DEPOSIT

A rent deposit may be requested depending on credit check.

### SERVICE CHARGE / INSURANCE RENT

The tenant will contribute in the usual way to the estate/common area service charge and reimburse the building insurance premium Further information on request

### LEASE

The property is available on new full repairing and insuring sub-lease outside the security tenure provisions of the Landlord & Tenant Act, to expire no later than 31 October 2027, for a term to be agreed.

### RATES

The VOA website confirms the property has a Rateable Value of £14,750.

Interested parties are advised to contact the Local Rating Authority, Carmarthenshire Council.

### SERVICES

All main services are understood to be available or connected to the property subject to statutory regulations.

### VAT

Prices, outgoings and rentals are exclusive of but may be liable to Value Added Tax.

### EPC

An Energy Performance Certificate is being prepared and will be available upon request from the agents.

### LEGAL COSTS

Each party is responsible for payment of their own legal costs incurred in documenting this transaction.

### AGENTS NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

## PLANS/PHOTOGRAPHS

Any plans or photographs forming part of these particulars were correct at the time of preparation and it is expressly stated that these are for reference, rather than fact.

## CODE FOR LEASING BUSINESS PREMISES

The attention of landlords and prospective tenants is drawn to the "RICS Code for Leasing Business Premises" which came into effect 1st September 2020. The full RICS Professional Statement is available for viewing on our website.

## VIEWING

Strictly by appointment through the sole agents BA Commercial, Chester 01244 351212.



**Dan Wild**

[dan.wild@bacommercial.com](mailto:dan.wild@bacommercial.com) **07701 049826**



**Mindy Bishop**

[mindy.bishop@bacommercial.com](mailto:mindy.bishop@bacommercial.com) **07425 820035**

**SUBJECT TO CONTRACT**

## IMPORTANT NOTICE

BA Commercial conditions under which particulars are issued:

Messrs BA Commercial for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- i. the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. no person in the employment of Messrs BA Commercial or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
- iv. all rentals and prices are quoted exclusive of VAT.



**Chester Office:** 2 Friarsgate, Grosvenor Street,  
Chester, CH1 1XG Tel: 01244 351212

**North Wales Office:** Hanover House, The Roe  
St Asaph, LL17 0LT Tel: 01745 330077

**Nantwich Office:** Frederick House  
Princes Court, Beam Heath Way, Nantwich, CW5 6PQ  
Tel: 01270 440014

**[www.bacommercial.com](http://www.bacommercial.com)**