

Dragon Residential Lettings 22 Market Street Llanelli SA15 1YD

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1 Inkerman Street Llanelli Carmarthenshire. SA15 1RY

650 Monthly *



- Town centre location
- · Well presented 2 storey unit
- Can accommodate multiple office / workshops
- · Gas central heating throughout
- Bathroom and separate toilet facility
- Kitchen area to first floor
- On street parking nearby
- · Business rates relief
- · Utilities included in rental price



Viewing Instructions: Strictly By Appointment Only









General Description

Located on the corner of Inkerman Street, this commercial property is ideally placed to take advantage of a town centre location with some on street parking available nearby. The unit has recently been used as offices.

The ground floor comprises a well presented floor area with bay window.

Adjoining doorway at rear of this room leads through to small work area and store room with gas combi boiler and sink facilities (separate side access to these areas also available).

Stairwell leads to good size first floor office space at the front of the property.

Also to first floor, access to Toilet facilities, separate bathroom, and canteen kitchen area / store area with sink.

Gas Central Heating throughout. Gas, electric and water supply to this property are inclusive in the monthly rental price (subject to fair usage policy).

Total internal floor area approx. 90sqm. We understand that this property benefits from 100% business rates relief at the current time under Carmarthenshire Council guidelines.

Accommodation

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:81

Council Tax

Band Not Specified





















All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.