



## 7 Cowell Street, Llanelli, Carmarthenshire SA15 1UU

£70,000 For Sale

### Property Features

- Two storey retail property extending to 1,715 sq. ft. (159.30 sq. m.)
- Popular trading position in town centre location
- First floor accommodation in need of refurbishment
- Re-development opportunity (s.t.p)
- For Sale by Modern Auction - T&C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction

### Property Summary

A two-storey retail property fronting onto a popular trading area in Llanelli town centre offering scope for re-development of the upper floors (s.t.p.c).





## Full Details

### Situation

The property fronts onto one of the main retail areas in the town centre of Llanelli, Carmarthenshire, prominently positioned along a busy thoroughfare for both pedestrians and road users. The property adjoins a number of mixed used properties to include local and national retailers, with a number of bus routes in the immediate locality.

Llanelli is the largest town in the county of Carmarthenshire situated approx. 11 miles north-west of the city of Swansea, and some 12 miles south-east of the county town of Carmarthen.

### Description

A two storey mid-terrace building comprising ground floor retail with first floor ancillary accommodation in need of refurbishment.

The ground floor was previously occupied by a successful and well-established arts & crafts business who've recently relocated to a nearby unit. Internally, the accommodation includes a retail area, store, WC, further store and staff facilities. A door leads out to a rear hall housing the gas boiler and stairs to the first floor. A door also leads out to the enclosed yard.

The first floor has been unoccupied for many years and briefly comprises a store, WC and open storage area.

To the rear, there is a small courtyard area with direct access onto rear service lane.

### Accommodation

Ground Floor: 1,071 sq. ft. (99.52 sq. m.)

First Floor: 643 sq. ft. (59.78 sq. m.)

### Further Information

#### Tenure

We understand that the property is held freehold with vacant possession upon completion.





## Services

We understand that all mains' services are available in the locality, to include mains water, gas and electricity. We have not tested the services at the property.

## Energy Performance Certificate

EPC Rating E (121).

## Occupation

The ground floor was previously let to a local crafts business let for £375pcm (£4,500 per annum) who have relocated to a nearby unit.

## Grant Funding

We understand the Local Authority are currently offering grants/loans for the redevelopment of commercial properties similar to the subject as part of the Transforming Towns scheme. Please consult Carmarthenshire County Council for further information.

## Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

## Planning

Any planning related enquiries to Carmarthenshire County Council Planning Department.

## Plans

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation in respect thereof.

## Fixtures & Fittings

All other fixtures, fittings and furnishings and expressly excluded unless agreed in advance.

### Local Authority

Carmarthenshire County Council, District Offices, 3  
Spilman Street, Carmarthen, SA31 1LE.  
Tel: 01267 234567

### Website

For further information, please visit  
<https://www.iamsold.co.uk/estate-agent/reesrichards/>

### Method of Sale

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

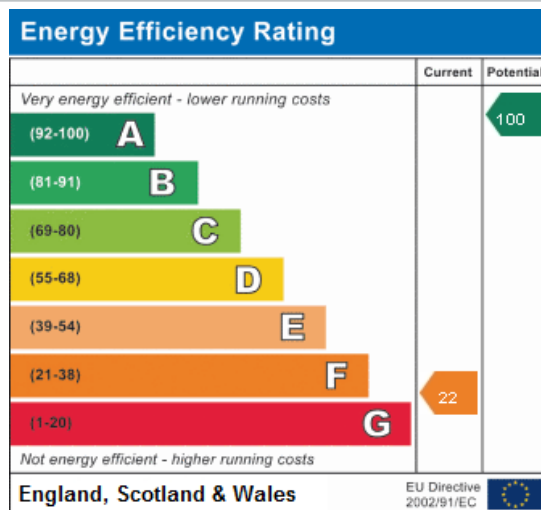
Full details to bid and review legal pack:  
<https://www.iamsold.co.uk/estate-agent/reesrichards/>

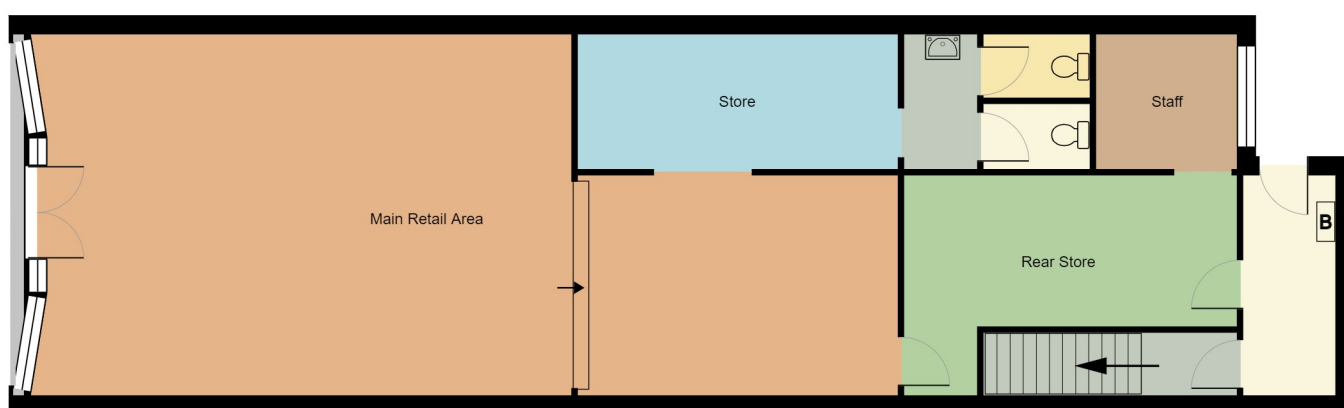
### Viewing

Strictly by appointment with the Vendors Sole Agents  
Rees Richards & Partners.

Please contact Carmarthen Office for further  
information:

Tel: 01267 612021 or email [property@reesrichards.co.uk](mailto:property@reesrichards.co.uk)





**GROUND FLOOR**



**FIRST FLOOR**

7, Cowell Street, Llanelli, SA15 1UU

All measurements are approximate and for display purposes only.



**Fairwood  
Solutions**  
Survey & Energy