

TO LET

Unit 2a Heol Stanllyd, 26 Cross Hands Business Park, CROSS HANDS, CARMARTHENSHIRE, SA14 6RB

Roadside Retail Unit On Popular Commercial Estate



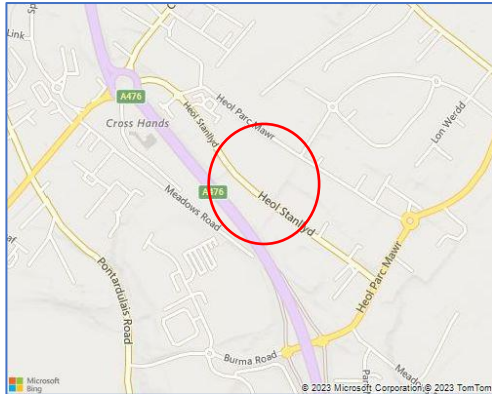
- Retail Unit/Warehouse Of 3,765 Sq.Ft.
- Prominently Situated With Roadside Frontage
 - Customer Car Parking
- On Popular Business/Retail Park

Location (SA14 6RB)

The property is situated on Heol Stanlyd within the popular Cross Hands Business Park.

The estate is located adjacent to the A48, the primary road which leads from the western end of the M4 to West Wales.

Other occupiers on the business park include 'Tile & Bath' (adjacent), 'Complete Mobility Care' (adjacent), 'Home Bargains', 'Peacocks', 'McDonalds', 'Farm Foods', & 'Leekes' department store.



Description

The property benefits from being a modern self-contained mid-terraced unit with front forecourt/customer car parking area fronting directly onto Heol Stanlyd, one of the main arterial routes on the business park. The property also benefits from the following:

- Steel frame building with facing brick external elevations;
- Pitched tiled roof;
- Large glazed front windows;
- Automated customer door access;
- Suspended ceilings;
- Separate rear loading door;

Accommodation (Net Internal Areas)

TOTAL NIA	3,765 Sq.Ft	350 Sq.M.
<i>Inc.</i>		
<i>Rear Kitchen</i>	<i>88 Sq.Ft.</i>	<i>8 Sq.M.</i>
<i>WC</i>		
<i>Rear Loading Bay</i>	<i>121 Sq.Ft.</i>	<i>11 Sq.M.</i>

Mains Services

There is single phase electricity, mains water, and mains drainage connected to the property.

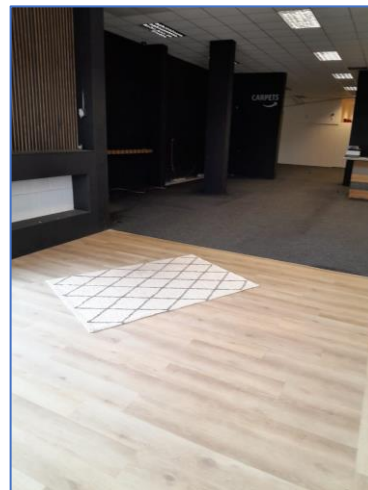
Rateable Value (2023)

Retail Warehouse & Premises-	£25,000
Rates Payable (2023/24) -	£13,375 pa.

SUBJECT TO CONTRACT

Energy Performance Certificate (EPC)

The property has an EPC rating of 55 which is within Band C.



Tenure

The property is available on a new sub-lease for a term up until 1st December 2028.

Quoting Rent

The property is available at a quoting rent of £38,000 pa.

Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**

Carmarthenshire County Council on **01267234 567** or direct@carmarthenshire.gov.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS:

Mobile: 07920 144 603
michael@dipsurveyors.co.uk

MARCH 2024

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.