



Former ATS Centre

Trostre Road, Llanelli, SA14 9RA

**Rare Opportunity to Acquire
a Tyre & Exhaust Premises -
Suitable for Alternative Uses
Subject to Planning**

7,363 sq ft
(684.05 sq m)

- Vacant Possession
- Excellent roadside frontage
- 1 mile from Town Centre
- 0.8 acre site area

Summary

Available Size	7,363 sq ft
Price	Offers in excess of £825,000 Exclusive of VAT - Subject to Contract
Rates Payable	£41,748 per annum RV - 1 April 2023 RP - 2025/2026
Rateable Value	£73,500
EPC Rating	Upon enquiry

Description

The property comprises a purpose built detached tyre and exhaust centre constructed in 2 bays on steel portal frames with elevations of cavity brick and metal cladding under a profiled metal clad roof. The units have a clear eaves height of 4.45 m to the retail bay and 5.45 m to the commercial bay.

The retail bay has 6 sectional up and over doors and there are 2 full height roller shutter doors to the commercial bay. The unit is configured as a 6 bay retail fitting workshop and tyre store with office, reception, staff and customer WCs and is linked to a 2 bay commercial fitting workshop. Externally the unit has parking to the front and side elevations.

Location

Llanelli is located 11 miles north west of Swansea and 12 miles north east of Carmarthen, approximately 4 miles west of Junction 48 of the M4. The property is situated approximately 1 mile south east of Llanelli town centre in a prominent position opposite the entrance to the Trostre Parc Retail Park.

Terms

Offers in excess of £825,000 are invited for the freehold interest in the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop/Store	3,885	360.93
Ground - Fitting Bay	2,917	271
Ground - Office/Reception/WC	561	52.12
Total	7,363	684.05

Legal Costs

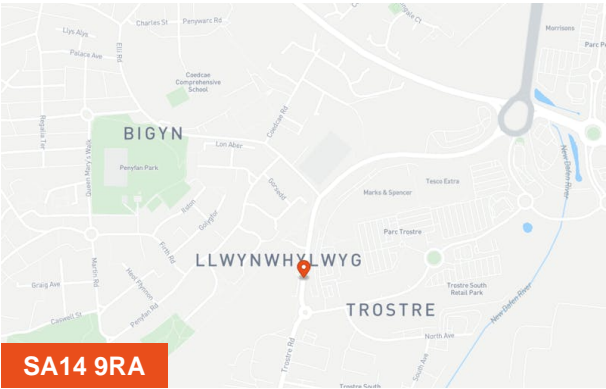
Each party is to bear their own legal costs incurred in the transaction.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

EPC

Upon request.



Viewing & Further Information

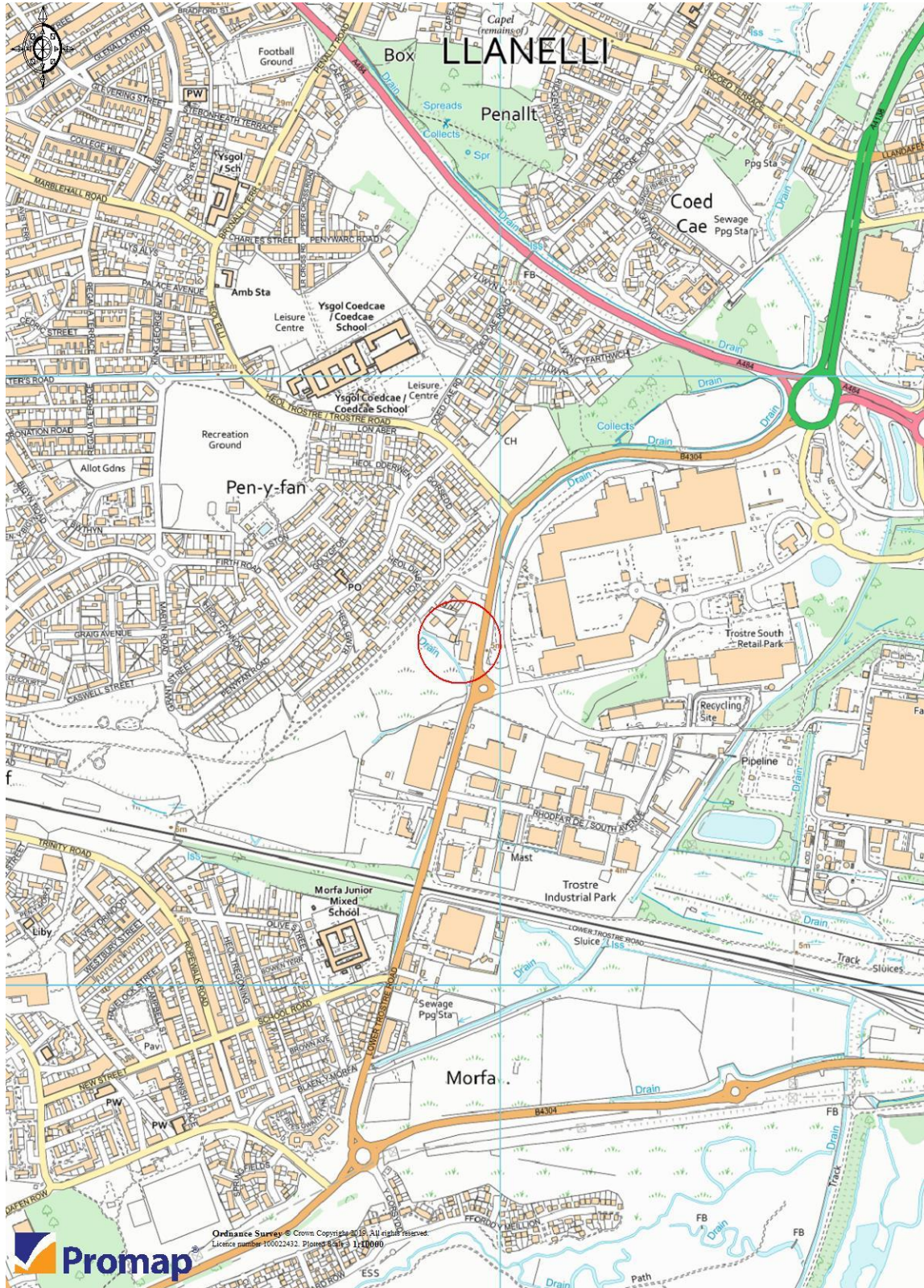
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