



23 Station Road, Llanelli, Carmarthenshire SA15 1AW
£1,200 PCM

Nestled on Station Road in the vibrant town of Llanelli a commercial property with B1 planning permission, the property is well-suited for a variety of business ventures. The property boasts ample parking space for up to three vehicles, a rare find in this bustling area, ensuring convenience for both residents and clients alike. The property's location on Station Road offers excellent visibility and accessibility, making it an attractive option for any commercial enterprise. With its prime location, parking facilities, and planning permission, this terraced property on Station Road is a remarkable opportunity that should not be missed. Energy Rating - C. Tenure - Freehold. Deposit Required - £1,200.



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Office 16'1 x 12'1 approx (4.90m x 3.68m approx)

Laminate floor, radiator, storage cupboard, uPVC double glazed window to front, stairs to first floor.

Office 11'5 x 6'2 approx (3.48m x 1.88m approx)

Laminate floor, radiator,

Office 12'1 x 9'5 approx (3.68m x 2.87m approx)

Radiator, laminate floor

Staff Room 17'2 x 12'4 approx (5.23m x 3.76m approx)

Radiator, laminate floor.

Inner Hall

Smooth ceiling, uPVC double glazed door to rear

W.C

A white two piece suite comprising of pedestal wash hand basin, low level W.C., smooth ceiling, wood effect vinyl floor.

Kitchen 7'2 x 5'8 approx (2.18m x 1.73m approx)

Smooth ceiling, smoke detector, single stainless steel sink with mixer tap, base unit, work surface, radiator, wall mounted boiler, part tiled walls, uPVC double glazed window to side.

First Floor

Landing

Smoke detector, access to loft space.

Office 16'3 x 14'6 approx (4.95m x 4.42m approx)

Coved and textured ceiling, laminate floor, two uPVC double glazed windows to front, radiator.

Office 11'2 x 10'2 approx (3.40m x 3.10m approx)

Textured ceiling, radiator, laminate floor, uPVC double glazed window to rear

Office 11'6 x 8'3 approx (3.51m x 2.51m approx)

Radiator, laminate floor, uPVC double glazed window to rear.

External

The rear of the property is paved and provides Off Road Parking

Tenure

We are advised the tenure is Freehold

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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