



Location

The St Elli Shopping Centre is located in the centre of Llanelli's prime shopping area with a footfall of approx. 135,000 people per week. It is anchored by a 70,000 sq ft **Asda** with other tenants including **Sportsdirect, Wilko, Poundland** and **Peacocks**. The property is located adjacent to one of the entrances to the shopping centre and is opposite **Asda** with **Sportsdirect** above.

Description

The premises are arranged over ground floor only providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	860.75	9,265

Passing Rent

£116,000 pax

Lease Terms

Available by way of an assignment of the existing lease due to expire on 28/09/2022.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value: £48,500

There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.

Service charge

The current service charge is £49,037.04 (Approx £5.29 psf)

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

<https://sainsburysproperties.co.uk/>

Subject to contract

For further information please contact:

Chris Wright

+44 (0)117 988 5254

+44 (0)7974 359210

chris.wright@avisonyoung.com

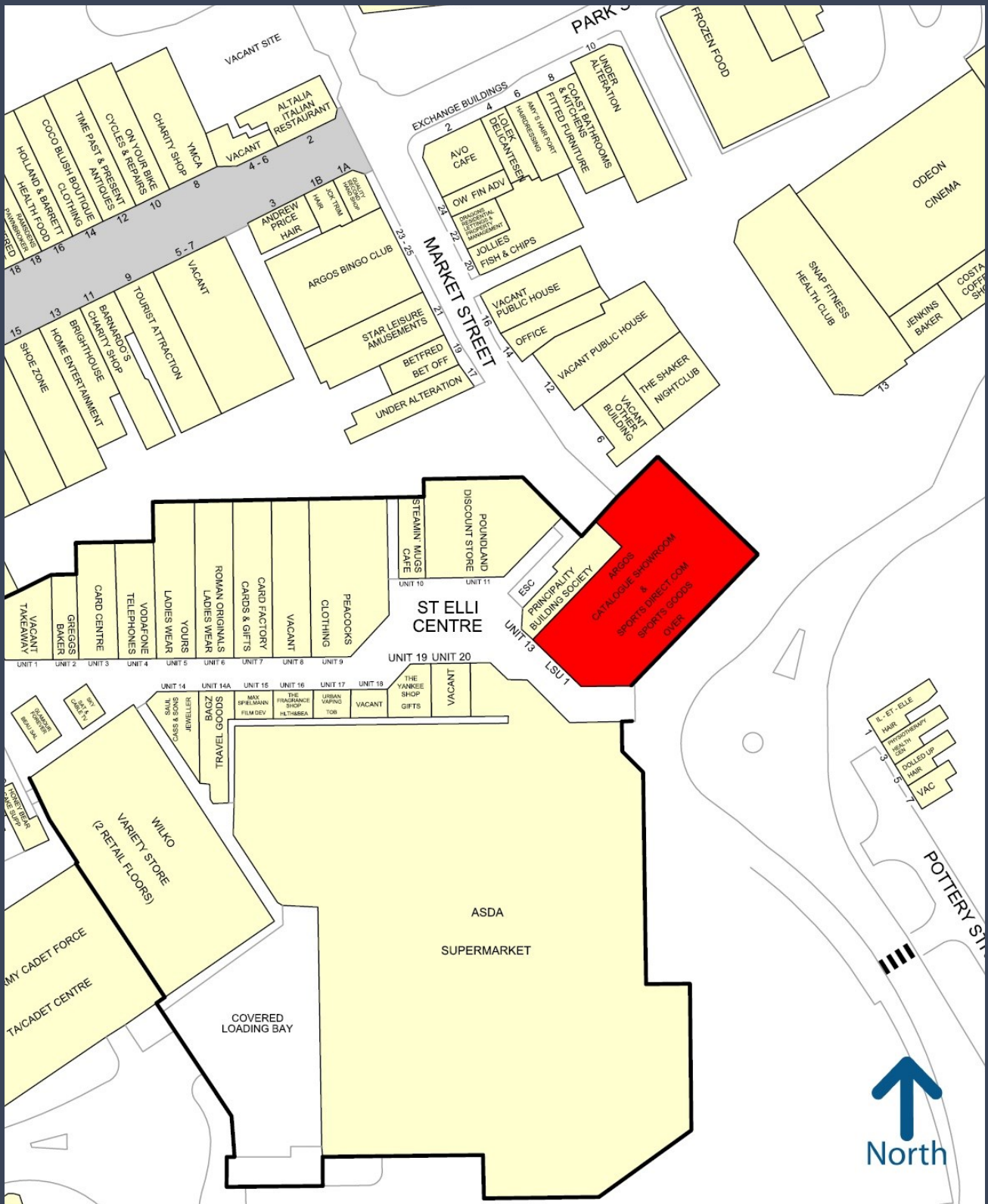
Lewis Sinclair

+44 (0)20 7911 2913

+44 (0)7908 227966

lewis.sinclair@avisonyoung.com

08449 02 03 04
 avisonyoung.co.uk



Visit us online
avisonyoung.co.uk

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- Corporate structure and ownership details.
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- Satisfactory proof of the source of funds for the Buyers / funders / lessee.