



GLANMOR CHARTERED
SURVEYORS

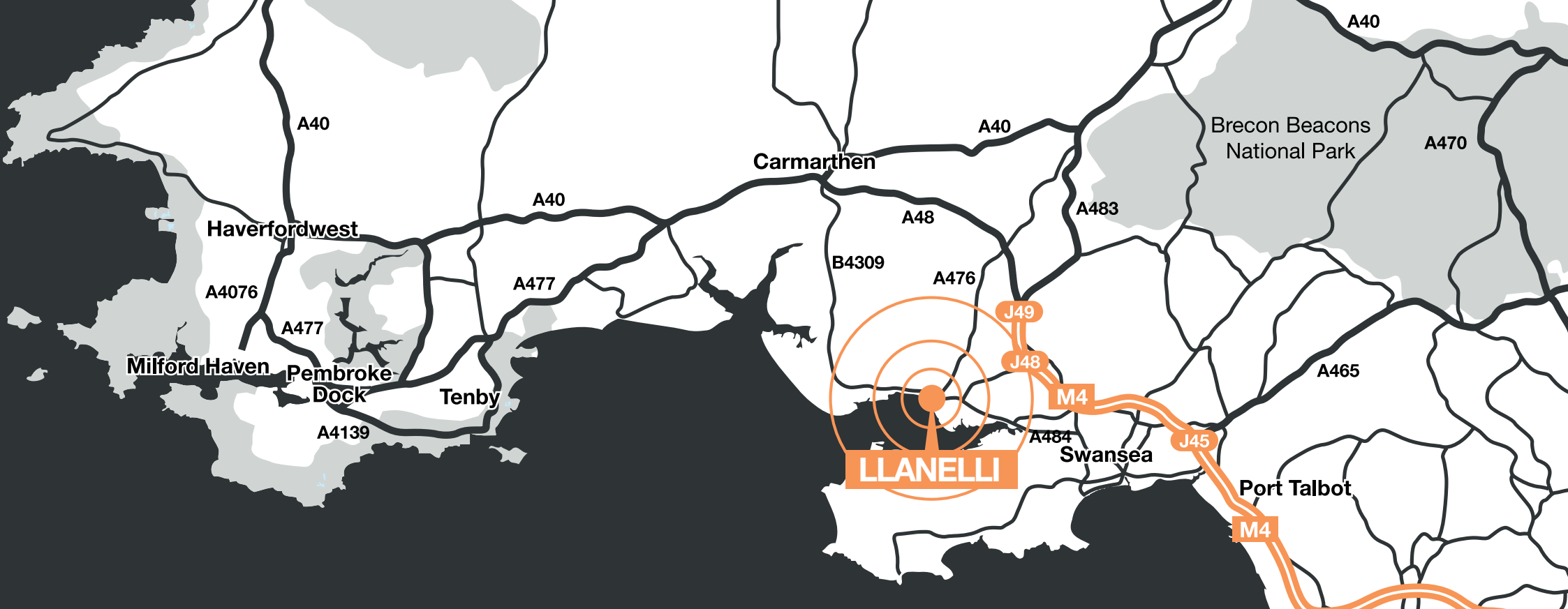


📍 Llanelli, South West Wales

ST ELLI CENTRE

Prime Leasing Opportunities

90,000 Sqft Of Retail, Leisure & F&B | Located at the Heart of Llanelli Town Centre | Llanelli Population 46,000

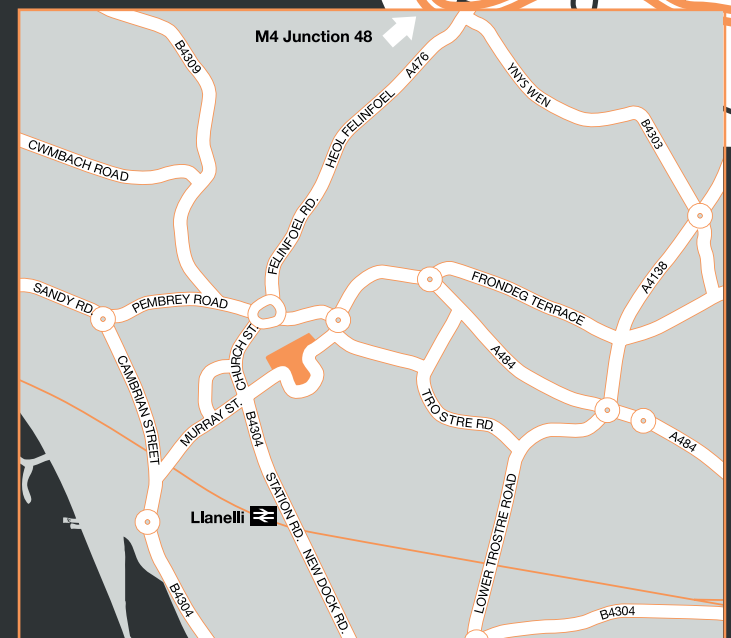


LOCATION

Llanelli is the largest town in the country of Carmarthenshire, West Wales and situated within the Millennium Coastal Park sitting on the Loughor Estuary on the south coast of Wales. The town is sandwiched between the extremely popular tourist destinations of the Gower peninsular (10 miles to the south) and the Brecon Beacons National Park (20 miles north). The town is located approximately 12 miles west of Swansea, 20 miles east of Carmarthen and 200 miles west of London.

Llanelli is linked to the M4 motorway (Junction 48) connecting the town to Cardiff, approximately 55 miles to the east. The M4 motorway provides fast connection to the rest of the UK. Swansea, 12 miles to the south east of Llanelli can be accessed on the A484 and Carmarthen on the A48 via the A476.

The town's bus station, neighbouring the subject property provides regular local services to the wider Carmarthenshire towns and villages including Swansea, Carmarthen, Pembrey, Burry Port and Kidwell, as well as National Express services further afield including Cardiff, Bristol and London.



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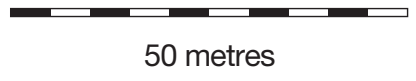
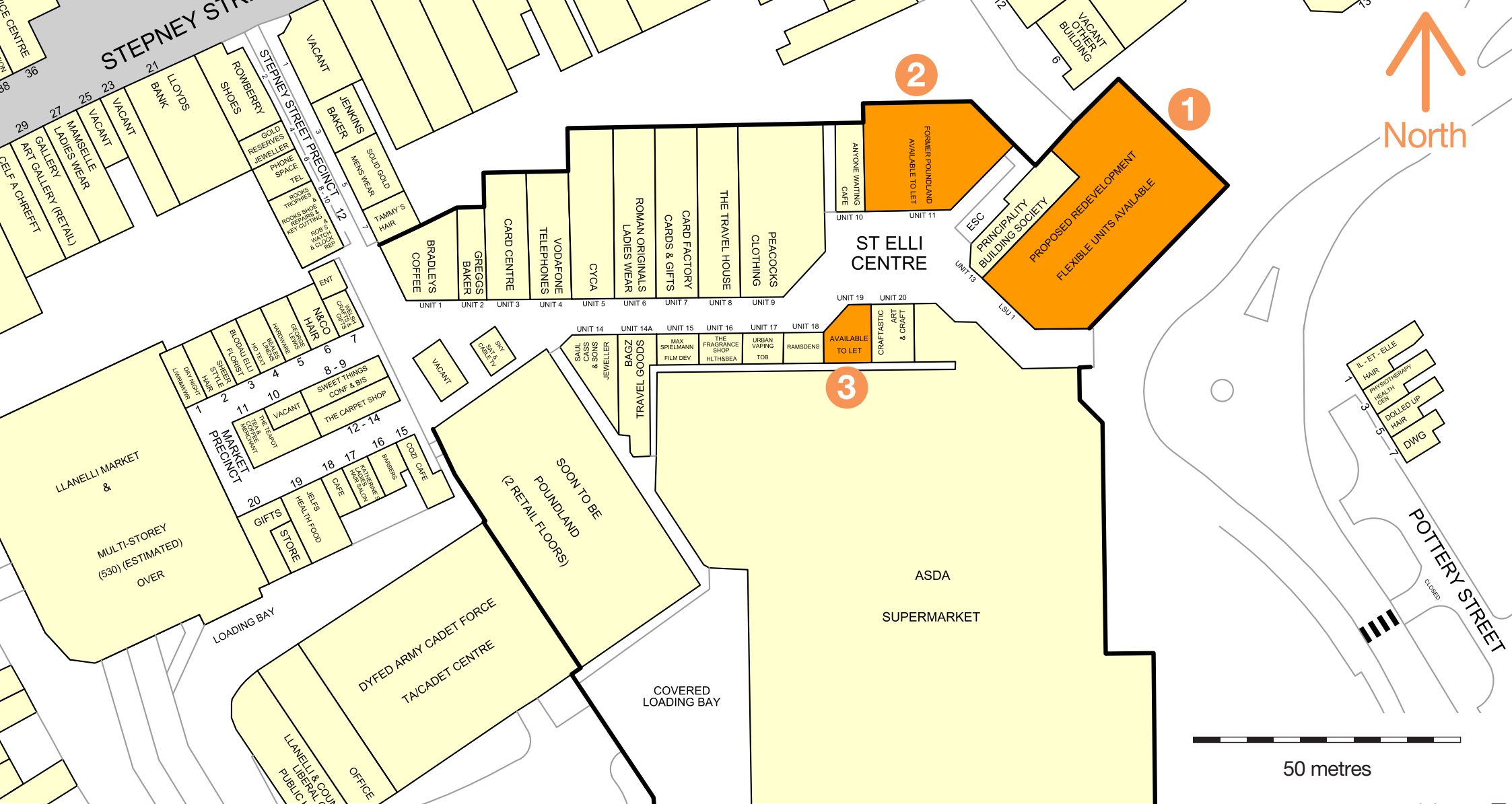
The St Elli Centre is the dominant shopping provision within Llanelli and is the only indoor centre west of Swansea. Other national retailers present in the town include Poundland, Peacocks and Greggs.

The total Centre extends to approximately 160,000 sq ft (including the foodstore) and is anchored by the 72,460 sq ft subject property with a further 24 retail units situated within the covered mall under a distinctive glass roof creating a light and airy shopping environment for customers.

Benefitting from a footfall of 7 million per annum, the Centre links directly with the popular and busy Council operated indoor market and two further pedestrianised entrances onto Stepney Street and the town's bus station, located adjacent.

In total the Centre benefits from 980 car parking spaces, of which 530 spaces are contained within a multi-storey car park above the adjoining indoor market.





ST ELLI CENTRE

Prime Leasing Opportunities

- 1** Unit - LSU 1

Size - 9,685 sq ft

Rent - POA
- 2** Unit - 11

Size - 3,885 sq ft

Rent - £35,000 pax
- 3** Unit - Unit 19

Size - 746 sq ft

Rent - £15,000 pax

**Rents are inclusive of service charges but exclusive of business rates, insurance and VAT*

ST ELLI CENTRE

Overview

- 1 ASDA Supermarket
- 2 Snap Fitness
- 3 Jenkins Bakery
- 4 Costa Coffee
- 5 ODEON Cinema

Nearby Tenants;

Nandos

Joe's Ice-Cream

Hungry Horse

Dominos Pizza

Travelodge

ALDI



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