

# 31 Quay Street, Ammanford, SA18 3BS

Mixed Use Investment Opportunity



## FOR SALE - £170,000

PRIME HIGH STREET LOCATION |

GROSS INCOME £15,200pax - 8.9% GROSS INITIAL YIELD | GROUND FLOOR SHOP & FIRST/SECOND FLOOR OFFICE

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## LOCATION

The property is located in a prominent position on Quay Street, which is the main pedestrianised area of Ammanford Town Centre. Ammanford is located approximately 5 miles from the M4 motorway and approximately 17 miles from Swansea City Centre.

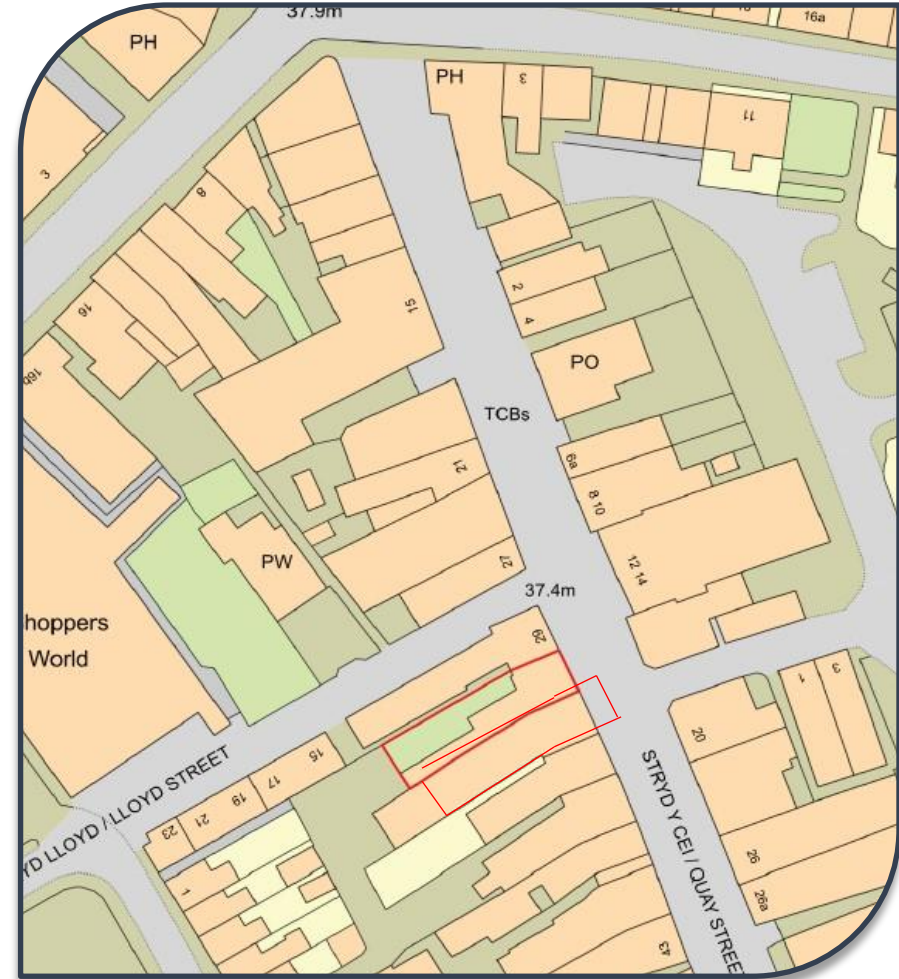
Nearby occupiers include a mix of local and national retailers including, Greggs, Card Factory, Lloyds Bank, Home Bargains, Iceland and Jenkins Bakery.

## DESCRIPTION

The property comprises a three-storey commercial premises, comprising a ground floor shop, together with a self-contained first and second floor office.

The ground floor shop is accessed via a glazed shop front from the pedestrianised Quay Street and comprises a main sales area, supported by a walkthrough office room, staff kitchen and WC facilities. The retail premises is currently occupied by WAM Enterprises Limited T/a The Vape Escape.

The first and second floors are also accessed via a separate access from Quay Street and are occupied by Salter Kelly Solicitors. Internally the offices comprise of a number of cellular office rooms with staff kitchen and WC facilities.



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AREA	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	48.16 sq m	518 sq ft
Ground Floor Ancillary	35.77 sq m	385 sq ft
First Floor Office	52.20 sq m	561 sq ft
First Floor Staff Room/Storage	13.10 sq m	141 sq ft
Second Floor Office	17.90 sq m	192 sq ft

## TENURE

The property is available Freehold.

## TERMS

The Freehold of the entire building is for sale at an asking price of **£170,000** which equates to a gross initial yield of 8.9%.

## LEASE TERMS

**Ground Floor:** Occupied on a 5 year internal repairing and insuring Lease with 3<sup>rd</sup> year tenant only break-option to WAM Enterprises Limited T/a The Vape Escape. Let at an agreed Rent of £10,000pax.

**First/Second Floor Office:** Occupied on a 5 year internal repairing and insuring Lease with 3<sup>rd</sup> year tenant only break-option. Let at an agreed Rent of £5,200pax

Further Lease details and tenant information can be provided upon application.

## CONTACT

For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

## EPC RATING

Available upon request.

## VAT

All figures are exclusive of VAT, where applicable.

## CONTACT

For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

**Tel: 01792 439105**

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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, December 2022  
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