

UNIT AT JOHNSTOWN FILLING STATION, JOHNSTOWN, CARMARTHEN, SA31 3HL

UNIT TO LET



Unit to Let

Total GIA 238.48m.sq 2,567sq.ft £14,000 PAX

Industrial Unit | Roadside Location

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LOCATION

The property is situated within the busy Johnstown Filling Station. Adjoining CK Foodstore, the site enjoys footfall throughout the day.

The property is located in the town of Johnstown which is approximately 2 miles north of the county town of Carmarthen. Johnstown has good access links to the arterial route A40 which links Carmarthen to towns across west Wales including St Clears and Haverfordwest and A48 which links Carmarthen to the M4 motorway.

DESCRIPTION

Situated towards the rear of the site, the unit benefits from shared external space including communal car parking facilities and shared yard space.

The accommodation briefly comprises an industrial unit with a two storey ancillary block to the front. Facilities include WC's, kitchen and an office. Access to the unit is via a shutter door located at the front of the unit.

ACCOMMODATION

Area	m.sq	ft.sq
Total GIA	238.48	2,566

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TENURE

The property is available on a new lease, terms subject to negotiation.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

Interested parties are asked to verify rates payable by contacting the local authority.

ASKING PRICE

We have been instructed to seek offers in the region of **£14,000 Per Annum Exclusive**



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PLANNING

We understand that the property benefits from B1,B2, B8 use under The Town and Country Planning (Use Classes) Order 1987 (as amended). Other uses would be considered, subject to relevant planning consent.

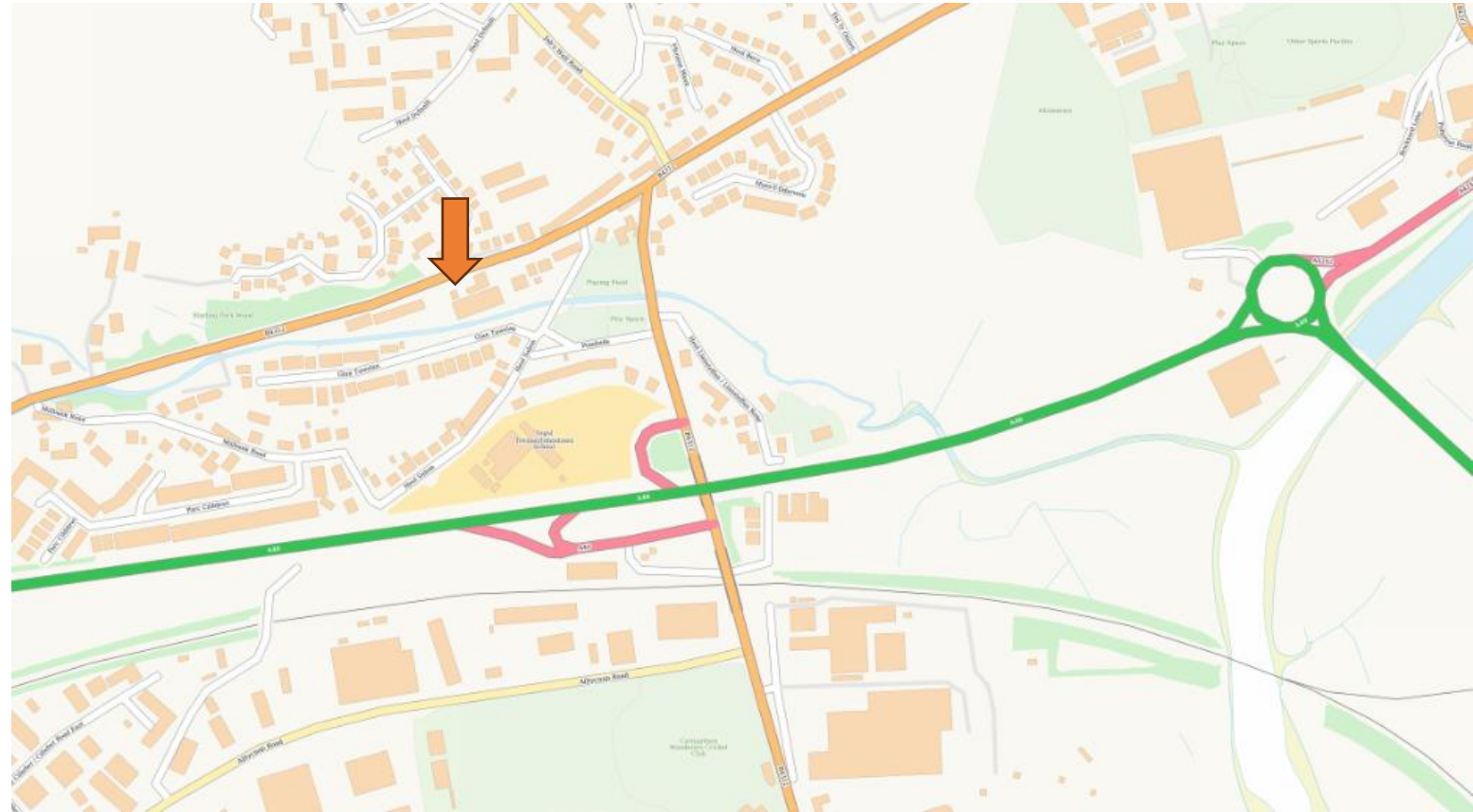
CONTACT

For further information and to arrange a viewing please contact -

Glanmor Chartered Surveyors.

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, June 2024

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