

**Units B and C, 77 Rhosmaen St, Llandeilo
SA19 6HD**

Shop To Let



RETAIL UNITS TO LET

From 600sq.ft – 1,220sq.ft | From £4,000 - £9,500 PAX

ROADSIDE RETAIL PREMISES | ESTABLISHED RETAIL LOCATION | CLOSE TO INDEPENDENT AND NATIONAL RETAILERS

Units B and C, 77 Rhosmaen St, Llandeilo SA19 6HD

Shop To Let

LOCATION

Llandeilo is a market town in Carmarthenshire, South West Wales, located near the edge of the Brecon Beacons National Park. It lies approximately 15 miles east of Carmarthen, and around 26 miles north of Swansea, offering good access to nearby towns and the surrounding countryside.

DESCRIPTION

The property currently comprises two self-contained retail units, both accessed via a shared entrance lobby. Each unit features an open-plan retail area to the front, with dedicated rear storeroom and WC facilities to the rear. Unit 77B benefits from a glazed shopfront, 77C currently does not have a shopfront.

The units are available to let individually or can be combined to create a larger single unit totalling approximately 1,220 sq ft, offering flexibility to suit a range of occupier requirements.

The property is well located within a busy local retail high street, with nearby occupiers including Nisa Local, Principality Building Society, Barclays Bank, and a mix of independent and local retailers providing strong footfall and local custom.



Units B and C, 77 Rhosmaen St, Llandeilo SA19 6HD

Shop To Let

ACCOMMODATION

Unit	Area (sq.ft)	Rent (PAX)
77B	620	£5,500
77C	600	£4,000

TENURE

Available on new Internal Repairing & Insuring leases, terms to be agreed.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

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

EPC RATING

An EPC has been commissioned and will be available shortly



Units B and C, 77 Rhosmaen St, Llandeilo SA19 6HD

Shop To Let

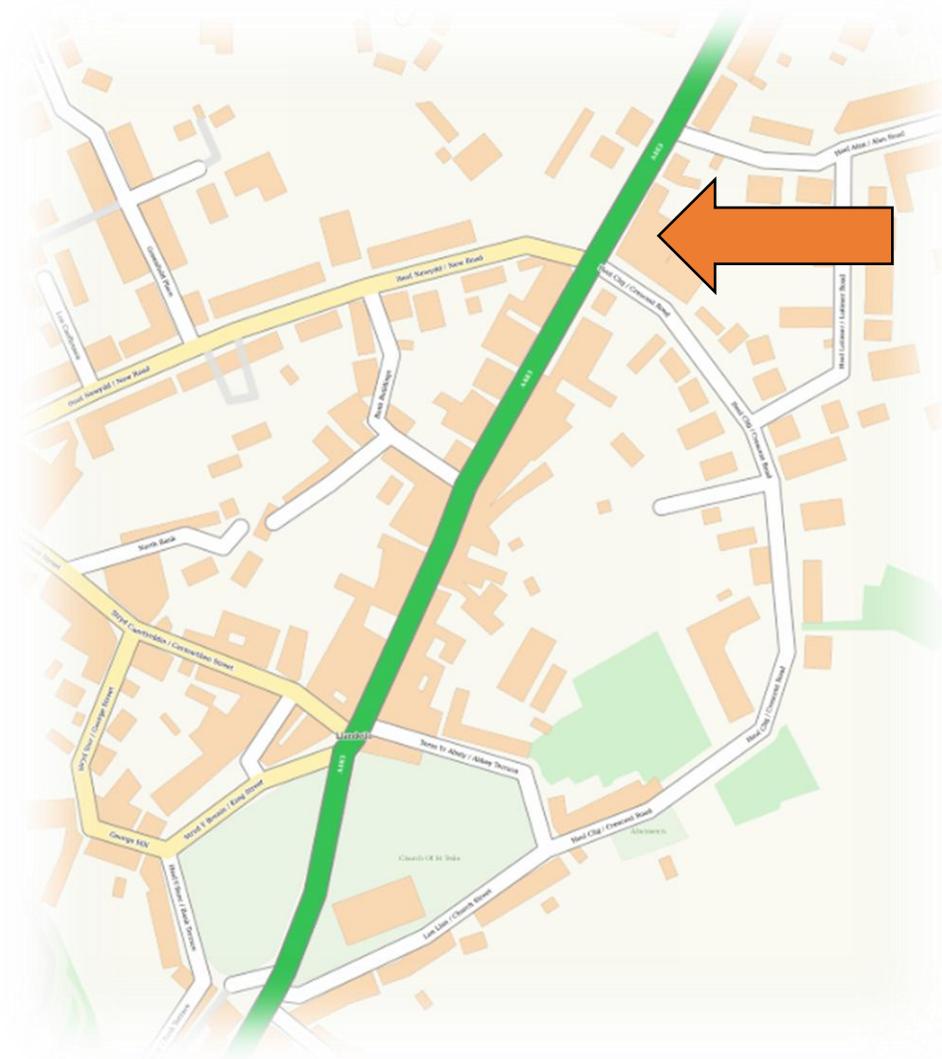
CONTACT

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, September 2025

Important notice relating to the Misrepresentation Act 1967. Glanmor Property Ltd act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavors to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.



**GLANMOR CHARTERED
SURVEYORS**

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH

