

**Emmanuel Chapel. New Dock Road,  
Llanelli, SA15 2HH**

**CHAPEL BUILDING WITH REAR VESTRY**

# **CHAPEL BUILDING TO LET**

**GROSS INTERNAL AREA: 255.96m<sup>2</sup> (2,756ft<sup>2</sup>) | TO LET £8,000 PER ANNUM EXCLUSIVE**

**LOCATED IN LLANELLI | CLOSE TO TROSTRE RETAIL PARK AND ST ELLI SHOPPING CENTRE**



**GLANMOR CHARTERED  
SURVEYORS**

**01792 439105 | [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)**

*Cambrian House, Cambrian Place, Swansea, SA1 1RH*



# Emmanuel Chapel. New Dock Road, Llanelli, SA15 2HH

CHAPEL BUILDING WITH REAR VESTRY

## LOCATION

The subject property is located on New Dock Road, within the town of Llanelli. New Dock Road is an arterial road that links Llanelli, via the A484, to Swansea to the east and Llanelli Town Centre to the north.

The area comprises mainly residential terrace houses with Ysgol Pen Rhos approximately 0.4 miles to the west and Machynys Golf Club approx. 0.9 miles to the south.

## DESCRIPTION

The property is a former, purpose-built chapel building with an attached rear vestry. The main chapel was built in approximately 1894 with the vestry added at a later date. The buildings are not listed.

The accommodation briefly comprises a small entry porch which leads into the main 'L' shaped congregational hall. The rear vestry can be accessed externally or through the chapel, with a small area containing male, female and disabled WC facilities connects the two building. The building benefits from radiators throughout served by a two independent gas boilers.

The vestry accommodation comprises an open plan hall area with a rear kitchen and store room. Externally, there is a lawned area with a small amount of off road parking fronting onto New Dock Road with an additional lawned area to the rear.

## APPROXIMATE TITLE PLAN



## Emmanuel Chapel. New Dock Road, Llanelli, SA15 2HH

CHAPEL BUILDING WITH REAR VESTRY

### TENURE

The property is available immediately on a new FRI lease, terms to be negotiated.

### VAT

All figures are exclusive of VAT, where applicable.

### QUOTING RENT

£8,000 per annum exclusive

### BUSINESS RATES

Interested parties are asked to verify this information by contacting the local authority.

### ENERGY PERFORMANCE CERTIFICATE

The property is currently exempt from EPC requirements



**Emmanuel Chapel. New Dock Road,  
Llanelli, SA15 2HH**

**CHAPEL BUILDING WITH REAR VESTRY**

Description	Area sq m	Area sq ft
Chapel	155.12	1,670
Vestry	100.85	1,086
Total GIA	255.96	2,756

**CONTACT**

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

**Tel: 01792 439105**

**Email: [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)**



# Emmanuel Chapel. New Dock Road, Llanelli, SA15 2HH

CHAPEL BUILDING WITH REAR VESTRY



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, October 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.