

GUIDE PRICE

**£90,000 –  
£100,000**

Gross Initial Yield

**9.33%**

BIDDING DEPOSIT

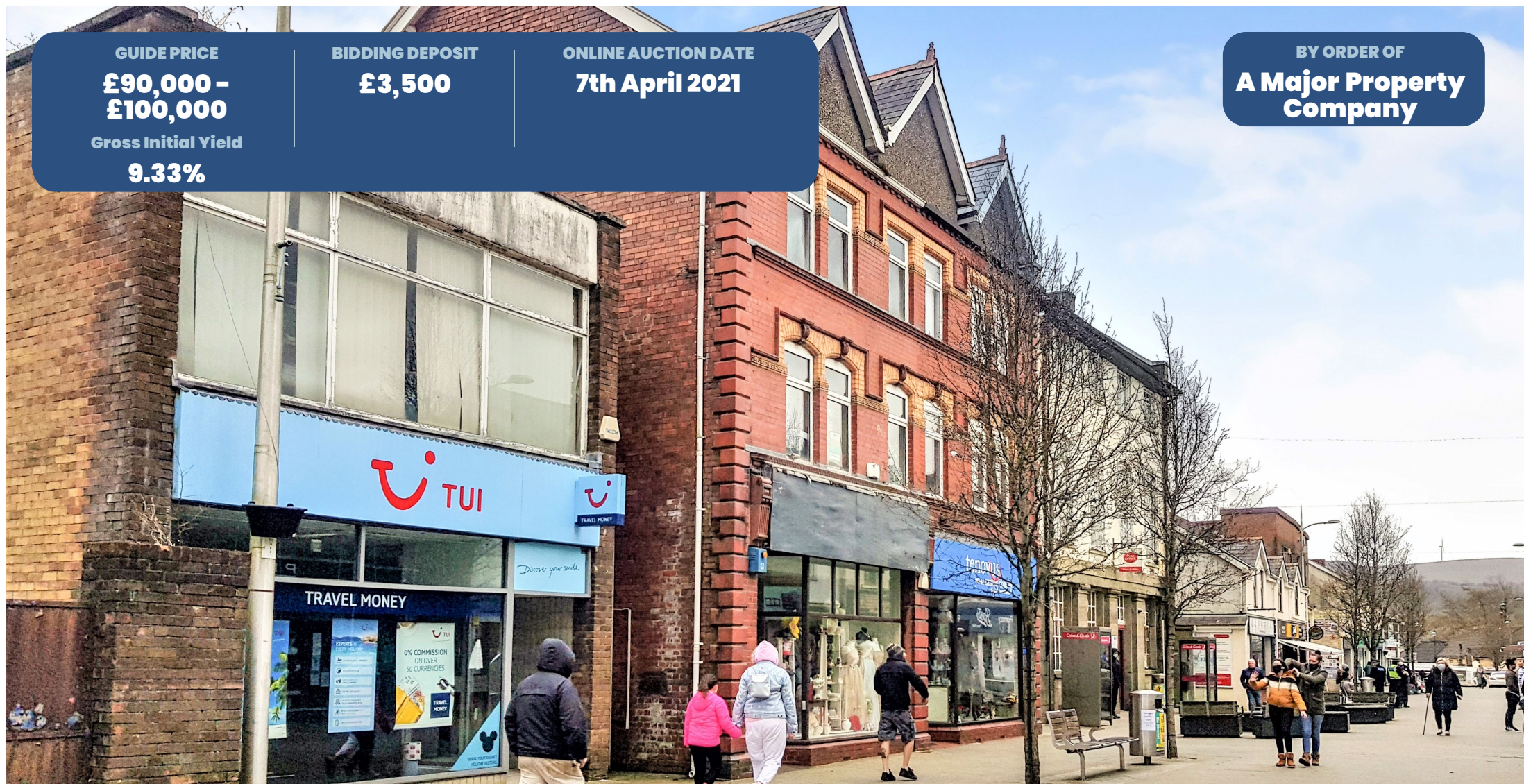
**£3,500**

ONLINE AUCTION DATE

**7th April 2021**

BY ORDER OF

**A Major Property  
Company**



## 2 Quay Street, Ammanford, SA18 3DB

Freehold retail investment currently producing £8,400 per annum

**Bid1.**



## Property Summary

- Freehold retail investment
- Let to West Wales Poundies Dog Rescue
- Town centre location
- Suit investor
- Currently producing £8,400 per annum

## Location

Ammanford is a town and community in Carmarthenshire, Wales. Ammanford is served by the A483 and A474 roads. Ammanford railway station is a stop on the Heart of Wales Line, with trains to Llanelli and Swansea to the south and Shrewsbury to the north. The property is located on the east side of Quay Street at its northern end near its junction with High Street. Nearby occupiers include Lloyds Bank, Iceland and Boots.

## Description

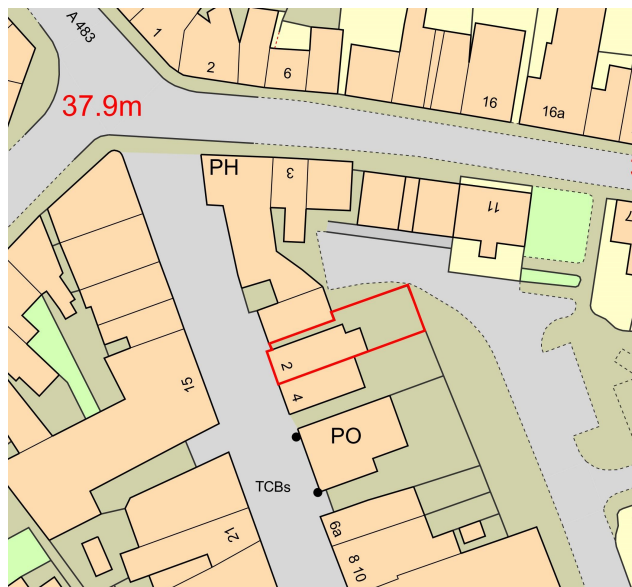
An end of terrace three storey property of traditional construction totalling about 125.20 sq m (1,347 sq ft). The property consists of a ground floor shop with ancillary offices and stores on the first and second floors.

## Planning

Carmarthenshire County Council (01558 825314)  
[www.carmarthenshire.gov.uk](http://www.carmarthenshire.gov.uk)

## VAT

VAT is not applicable



## EPC

Please refer to the legal pack

## Tenure

Freehold

Address	Accommodation	Tenancy	Rent per annum
2 Quay Street Ground floor First floor Second floor	56.80 sq m (611 sq ft) 31.60 sq m (340 sq ft) 36.80 sq m (396 sq ft)	Let to West Wales Poundies Dog Rescue for 5 years from 28/07/2020. Tenant only break clause 28/07/2023	£8,400
TOTAL	125.20 sq m (1,347 sq ft)		£8,400

Measurements obtained from [www.VOA.gov.uk](http://www.VOA.gov.uk). Please note that any plans or photographs used are to help locate the property and may not show the exact legal boundaries. Prospective purchasers are advised to refer to the title plan in the legal pack.

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## Contact BidX1

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