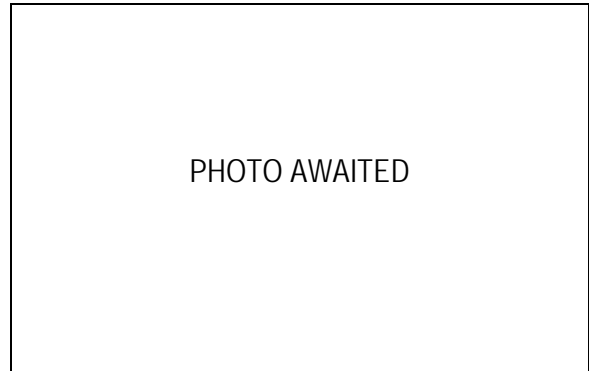


**SHOP UNIT
TO LET**

**35 QUAY STREET
AMMANFORD
SA18 3PS**

*** LEASE ASSIGNMENT ***



Location

The property is located in the heart of the town centre of Ammanford. Ammanford is located 17 miles from Swansea town centre and the property is located some 5 miles from Junction 49 of the M4 motorway.

Neighbouring occupiers include Shoe Zone, Specsavers, New Look and Superdrug.

Description

The property comprises ground floor sales together with ancillary facilities and basement storage.

Accommodation

The property comprises the following approximate floor areas:-

| | | |
|----------------------|----------|-----------|
| Ground Floor Sales | 826 sqft | 76.74 sqm |
| Ground Floor Storage | 223 sqft | 21.2 sqm |
| Basement | 615 sqft | 57.2 sqm |

Lease

The property is available by way of an assignment of the existing 5 year lease from September 2008.

Rent

The current passing rent is £17,500 per annum.

Rates

Our inspection of the rating list shows the following assessment for the subject property:-

| | |
|-------------------------|------------|
| Rateable Value | £13,250.00 |
| Rates Payable (2011/12) | £ 5,671.00 |

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

VAT

All figures quotes are strictly exclusive of VAT where applicable.

Viewing

Strictly by appointment through this office contact:-

Owen Cahill
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email owen@ejhales.co.uk

SUBJECT TO CONTRACT & AVAILABILITY