

FORMER CAR SHOWROOM

DAN LAN ROAD, PEMBREY, BURRY PORT, SA16 0UF

HUNT & THORNE
CHARTERED SURVEYORS



**FREEHOLD
FOR SALE**

- FREEHOLD SELF-CONTAINED SITE OF 0.50 ACRES (0.21 HECTARES)
- PROMINENT ROADSIDE LOCATION ON BUSY A484
- DETACHED SHOWROOM/WORKSHOP OF 3,658 SQ FT (340 SQ M)
- TARMAC SURFACED FORECOURT PARKING & SECURE REAR COMPOUND
- SUITABLE FOR A VARIETY OF USES (SUBJECT TO NECESSARY PLANNING CONSENTS)
- OFFERS IN THE REGION OF £650,000

LOCATION

The property is located on the edge of Burry Port Town Centre, approximately 8km west of Llanelli, 19km south of Carmarthen and 15km west of Junction 48 of the M4 Motorway.

The property has direct frontage to the busy A484 main road which links Llanelli to Carmarthen. The surrounding area is mixed use including residential, retail and café/take away operators. The entrance to Pembrey Country Park, which attracts over 200,000 visitors annually, is located within 150m.



DESCRIPTION

The property comprises a detached building last used as a car showroom and workshop sitting on a site of approximately 0.50 acres. Where not occupied by the building, the site is set to a tarmac-surfaced forecourt plus a secure gravel-surfaced compound to the rear.

The site is accessed directly from the A484, with two entrance points. Access to the building is provided at multiple points including via a roller shutter.

ACCOMMODATION

	Sq M	Sq Ft
Gross Internal Area	339.84 SQ M	3,658 SQ FT
Total	339.84 SQ M	3,658 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office web site, that the property has the following rateable value: £31,750

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are advised to verify this information.

PLANNING

We are advised that the property has previously been used as a car showroom, workshop and prior to that a filling station. Interested parties to make enquiries directly with the local authority for change of use, etc.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

TENURE & VAT

We are advised that the property is held Freehold under Title Number CYM596037. We are advised that the property is not elected for VAT.

PROPOSAL

Seeking offers in the region of £650,000 (**Six Hundred and Fifty Thousand Pounds**) subject to contract.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole selling agents, Hunt & Thorne Chartered Surveyors.

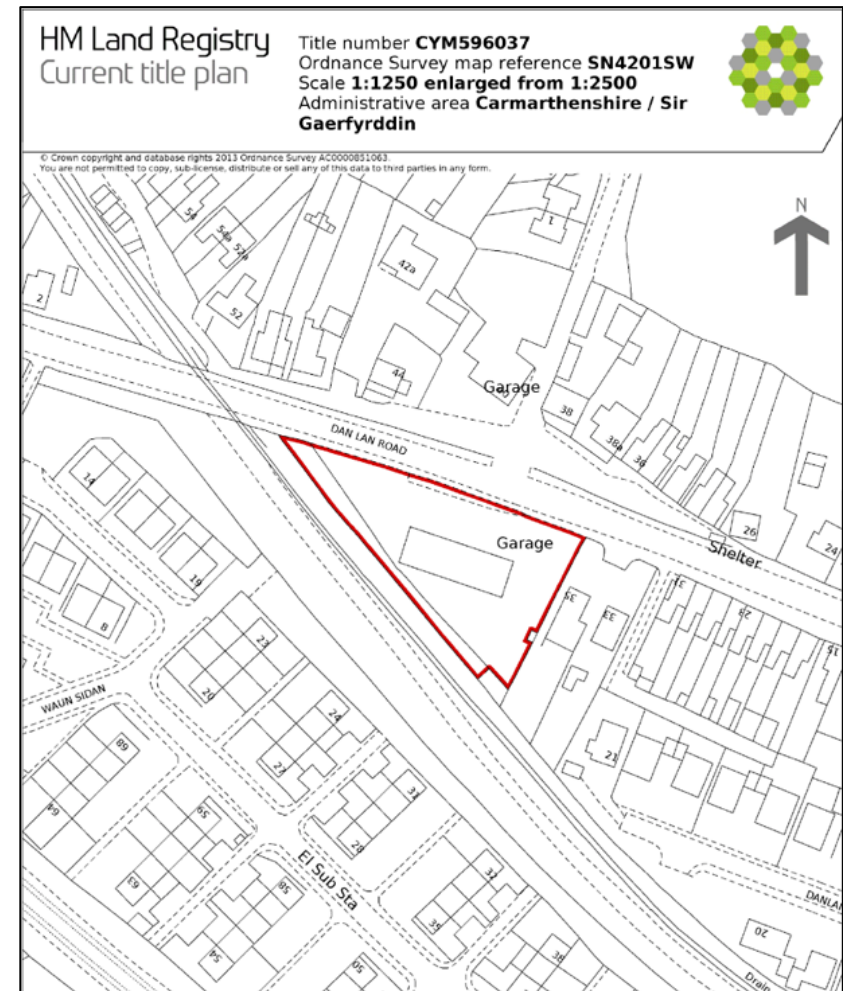
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June 2026



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