



11 Causeway Street, Kidwelly, SA17 4SU

Substantial Retail Warehouse Property For Sale / To Let

Summary

Tenure	To Let / For Sale
Available Size	9,633.13 sq ft / 894.95 sq m
Rent	£25,000 per annum
Price	Offers in the region of £250,000
Rates Payable	£11,942.50 per annum
Rateable Value	£21,250
EPC Rating	C

Key Points

- Large detached Two-Storey Retail Warehouse
- Large Parking provision
- Development Potential Subject to Planning
- Prominent Road Side Location

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VAT	Applicable. We understand the property is elected for VAT
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

A substantial, detached two-storey retail warehouse property featuring large dedicated surfaced parking to the rear. formerly occupied by The Original Factory Shop, the building also includes a single-storey rear extension with roller shutter access for deliveries and storage.

Internally, the premises offer predominantly open-plan retail space across both ground and first floors. The property benefits from two staircases and a disabled lift for enhanced accessibility, kitchen facilities & WCs.

Location

The property is situated in Kidwelly, a small town in Carmarthenshire, approximately 20 miles from Swansea and 9 miles from Llanelli. Positioned on Causeway Street (B4304), which links to Bridge Street—the primary thoroughfare through the village. Nearby amenities include a Post Office, a mainline railway station, a variety of local independent shops including a Londis & Co-op, Petrol filling station and traditional public houses.

Accommodation

The accommodation comprises the following areas:

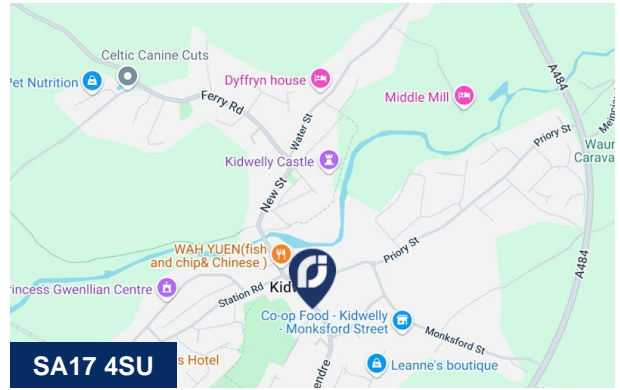
Name	sq ft	sq m
Ground - Sales	4,602.90	427.62
Ground - Internal Storage	152.95	14.21
Ground - Internal Storage 2	318.93	29.63
1st - Sales Area	4,558.33	423.48
Total	9,633.11	894.94

Viewings

Strictly by prior appointment with sole agents RJ Chartered Surveyors

Terms

The property is available freehold; alternatively, our client may consider offers to lease the premises on a new full repairing and insuring lease for a term of years to be agreed.



Viewing & Further Information



Liam Slater

07707855407

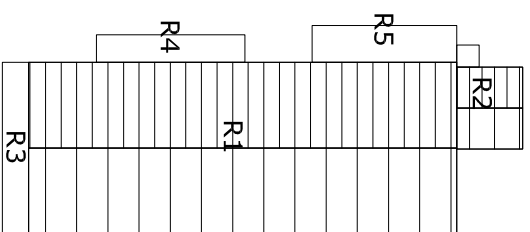
liam@rj-cs.co.uk



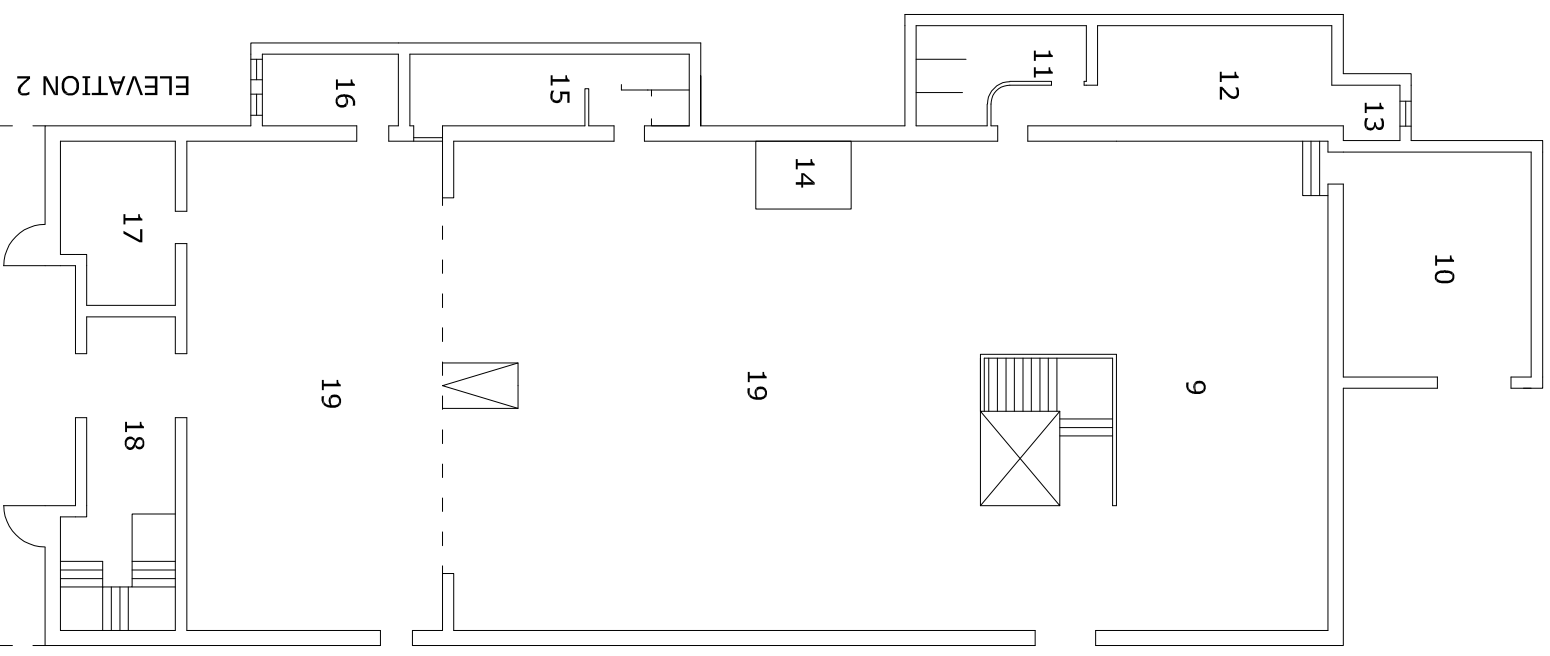
James Smale-Davies

07792504174

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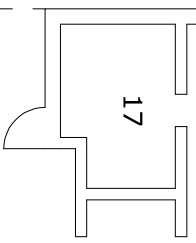


ROOF PLAN

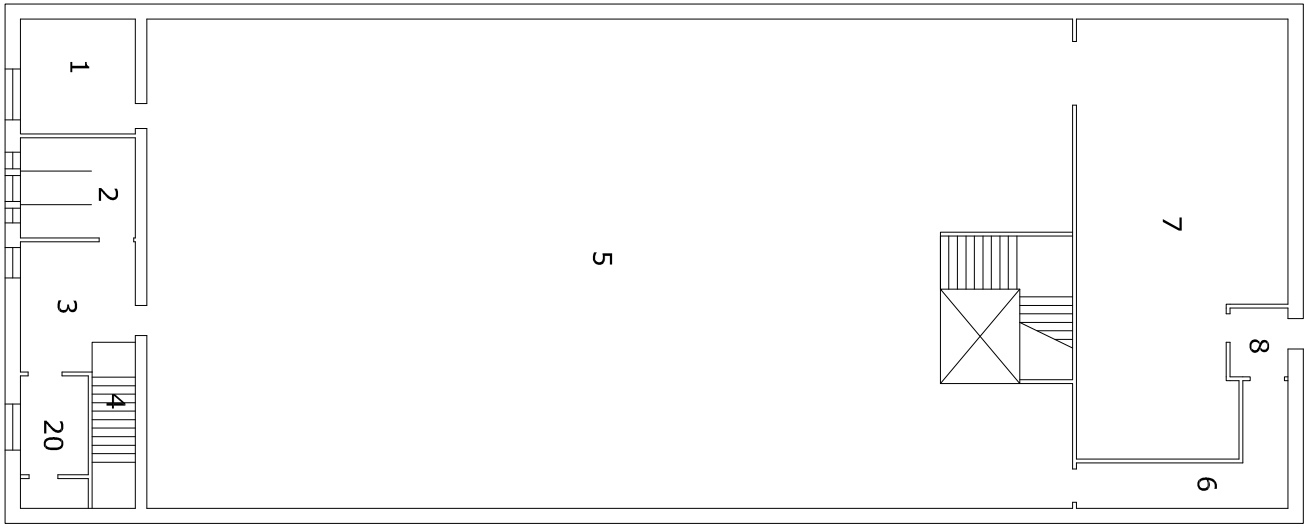
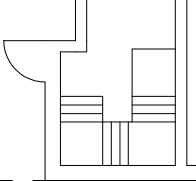


ELEVATION 3

ELEVATION 2



ELEVATION 1



FIRST FLOOR
ELEVATION 1