





Outbuilding at Blaen y Fan, Meinciau, Kidwelly, SA17 5LB

£12,500 (From) Per Annum

- STORAGE BUILDING/WORKSHOP.
- CONVENIENT TO CARMARTHEN, CROSS HANDS, KIDWELLY AND LLANELLI.
- 1.5 MILES CENTRE OF PONTYATES. 4.5 MILES KIDWELLY.
- 8.5 MILES CROSS HANDS.
- AVAILABLE LONG TERM.
- JUST OFF B4309 CARMARTHEN TO PONTYATES ROAD.
- MIDWAY CARMARTHEN AND LLANELLI.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- OVERALL FLOOR AREA 503 SQ.M. (5,423 SQ. FT).
- CCTV COVERING APPROACH.
- 4 MILES PONTYBEREM.

Outbuilding at Blaen y Fan, Kidwelly SA17 5LB

TO LET - Midway Carmarthen and Llanelli

An 'ATCOST' MULTI PURPOSE BUILDING comprising a 5 bay former sileage shed 74' 2" x 28' 6" (22.61m x 8.69m), lean-to cubicle shed 74' x 21' (22.56m x 6.40m) 2 former calf pens and four open fronted former loose housing pens each measuring 21' x 14' (6.40m x 4.27m) with a concreted yard off measuring 53' x 21' (16.15m x 6.40m) situated on the edge of a homestead set slightly back off the B4309 'Carmarthen to Pontyates' Road within 1.5 miles of the centre of Pontyates, is within 4.5 miles of the ancient estuarial township of Kidwelly, is within 4 miles of Pontyberem, is within 8.5 miles of Cross Hands and the property is situated midway the readily available facilities and services at the centre of the County and Market town of Carmarthen and town of Llanelli that are some 7.5 and 8 miles distant respectively.

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Council Tax Band: Exempt





ATCOST MULTI PURPOSE BUILDING COMPRISING: -

5 BAY SILEAGE SHED
74'2" x 28'6"
with concreted floor

LEAN-TO CUBICLE SHED
74'2" x 21'0"
with concreted floor.

2 LEAN-TO CALF PENS
0'0" x 0'0"
each measuring 14' 3" x 13' 5" (4.34m x 4.09m) and 14' 2" x 8' 6" (4.31m x 2.59m)

4 LEAN-TO OPEN FRONTED LOOSE HOUSING PENS
each measuring 21' 10" x 14' (6.65m x 4.26m). Each pen is concrete block walled with and is open to the

COLLECTING/EXERCISE YARD OFF
53'10" x 21'0"

TERMS: -
Long term preferred

ENERGY PERFORMANCE CERTIFICATE
An Energy Performance Certificate is not required for this premises as no energy is used to 'condition the indoor climate'.

RENT: -
£12,500 per annum payable quarterly and in advance on an internal repairing and insuring basis exclusive of all charges in respect of the building.

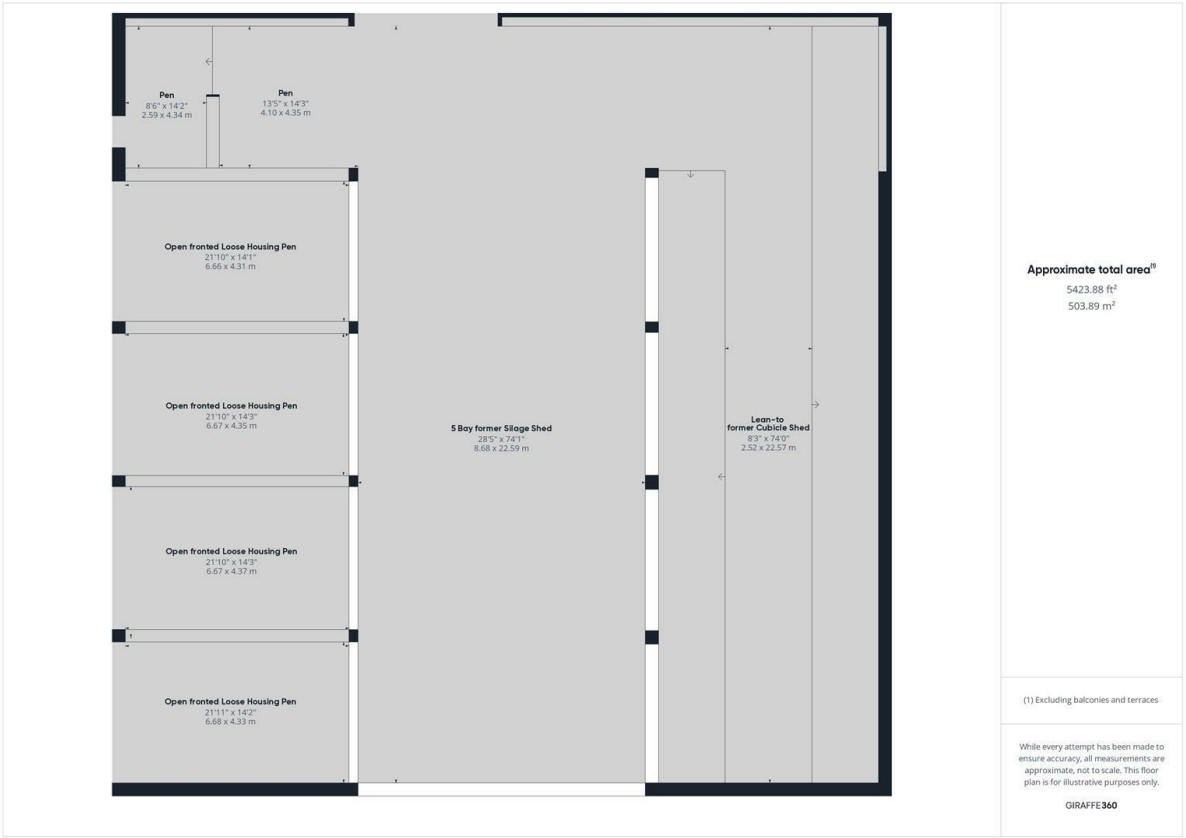
SECURITY DEPOSIT
A security deposit of £1,000 is required that will be held by the solicitors pending termination of any lease agreement.

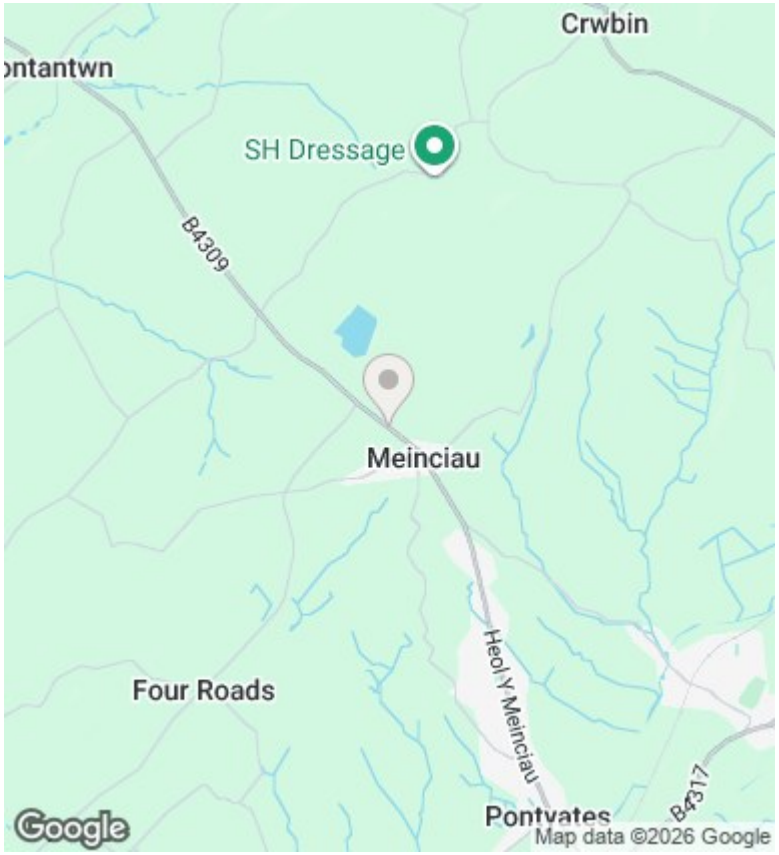
NON-REFUNDABLE DEPOSIT: -
A non-refundable deposit of £500 is to be paid on agreeing to take the building. The non-refundable deposit will form part of the first quarters rent. However, should for any reason the ingoing tenant withdraw from taking up a proposed lease then the deposit will be forfeited.

FEES: -
The ingoing tenant/s will be responsible for the Landlords reasonable agents and legal costs.

SERVICES: -
Mains electricity and water.

RESTRICTION: -
No garage repairs or any form of welding is permitted within or at the premises due to insurance company restrictions.





Directions

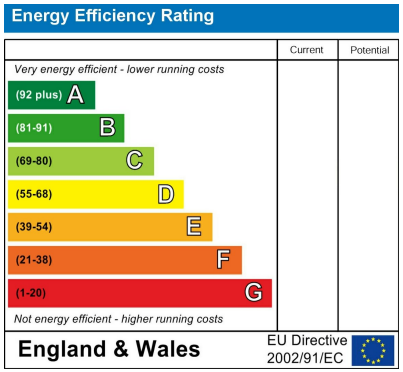
From Carmarthen take the A484 Llanelli Road south travelling past 'Morrisons' Supermarket, the turnings for Coleg Sir Gar and Bro Myrddin Secondary School to Cwmffrwd. Continue through Cwmffrwd and just after the 'Nursery' fork left onto the B4309 Pontyates Road (signposted). Travel PAST the left hand turning for Pontyberem continuing through the hamlets of Banc y Capel, Cloigyn and Pontantwn. Travel for a further 2 miles along this road towards Pontyates, passing the left hand

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

Exempt



Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
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