

6, Baptist Lane, Ammanford, SA18 3DA

£12,000 per annum / £1,000 pcm

FOR RENT | AR OSOD



Description

Fabulous commercial unit, situated just a stones throw from Ammanford's main retail street of Quay Street. This property which has been previously used for beauty / spa facilities comes fully equipped with top of the range and newly serviced hot tub, as well as sauna and sun bed. This property has been tastefully decorated throughout and has been finished to a high specification, with attention to detail at every point. Internally the property is comprised of a large salon area with double frontage to Baptist Lane, with a further 4 treatment rooms, large spa room with hot tub, sauna, shower and WC, second shower room, second WC, kitchenette, storage and maintenance room leading off a central corridor. The property also benefits from 2 off road parking spaces to the side of the property, rear pedestrian access, roller shutter doors for added security and gas central heating. Viewing recommended to appreciate all this property has to offer. To arrange a viewing please contact Swift Property Services on 01267 231394 / info@swiftpropertyservices.co.uk.



Rooms & Descriptions

Location: The property is located on Baptist Lane, which is situated to the rear of Quay Street, the main retail area of the town. Ammanford is a town and community in Carmarthenshire. 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

Open Plan Salon Area: *6.35m (20'10") x 7.02m (23'1")* Double frontage to Baptist Lane, with UPVC windows and UPVC french doors, with external roller shutters. Wooden flooring, pendant lighting, 3 x radiator, ramp leading to central corridor

Plant Room: *2.05m (6'9") x 1.02m (3'5")*
Wooden door leading to central corridor

Storage: *2.05m (6'9") x 1.03m (3'5")* Wooden door leading to central corridor

Treatment Room: *2.05m (6'9") x 2.00m (6'7")*
Sun bed, wooden floor, radiator, lighting, wooden door leading to central corridor

WC: *2.05m (6'9") x 1.07m (3'7")* White toilet suite, including sink and toilet, tiled walls, tiled flooring, radiator, wooden door leading to central corridor

Treatment Room: *2.05m (6'9") x 3.03m (10'0")*
Sink unit, wooden flooring, radiator, wooden door leading to central corridor

Shower Room: *2.05m (6'9") x 2.00m (6'7")*
Shower cubicle, tiled floor, radiator, wooden door leading to central corridor

Treatment Room: *2.05m (6'9") x 2.03m (6'8")*
Sink unit, wooden flooring, radiator, wooden door leading to central corridor

Hot tub/Sauna Room: *2.05m (6'9") x 7.08m (23'3")* Recently serviced hot tub, sauna, shower area, WC, tiled flooring tiled, walls, mood

lighting, double wooden door leading to central corridor

Treatment Room: *2.05m (6'9") x 3.03m (10'0")*
Sink unit, wooden flooring, radiator, wooden door leading to central corridor

Kitchen: *2.05m (6'9") x 1.09m (3'7")* Cream kitchen floor units, with silver handles, electric oven and hob with oven hood, sink, washing machine, splash back tiles, tiled flooring, wooden door leading to communal corridor

External: Two off road car parking spaces

Services: We understand there are mains electricity, gas, water and sewerage connected to the property

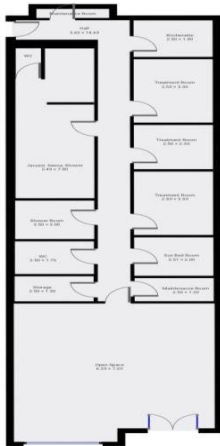
Rates: RV of £6,500 (April 2017). From April 2021 the Welsh Government will set the multiplier according to the Consumer Price Index (CPI) and for the financial year the multiplier will be 0.535. Rates relief for small business with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and 12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

EPC: C (66)

Please Note: These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Relocations and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983

Floor Plan

▼ Ground Floor



Property Features

- Sauna
- Retail unit
- Hot Tub
- Small Business Rates Relief
- High Standard Throughout
- Popular Location
- Off Road Parking
- Close to Local Amenities
- Gas CH
- Town Centre
- Kitchenette
- Wooden Flooring

EPC Certificate

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

66 This is how energy efficient the building is.

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