

LAND FOR SALE/MAY LET

1.996 ACRES (0.8 HECTARE) DEVELOPMENT SITE

029 2037 8921

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25 Park Place, Cardiff CF10 3BA



**Fletcher
Morgan**

Leekes

SUBWAY

GREGGS

home bargains

SITE



**CROSS HANDS
RETAIL PARK**

Heol Stanllyd, Cross Hands SA14 6RB



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25 Park Place Cardiff CF10 3BA

Location

Cross Hands is situated on the A48 (M4) approximately 16 miles to the North West of Swansea and 12 miles to the South East of Carmarthen.

The Town has a catchment of over 180,000 within a 30 minute drive. In excess of 36,000 vehicles pass the site on the A48 daily.

The subject site is located at Cross Hands East, directly adjacent to **Leekes Department Store** and opposite **Home Bargains, Greggs, Subway and McDonalds**. Other notable occupiers include **J&J Motors, Suzuki, Fiat, Ford and Nissan Dealerships**.

Description

The subject site extends to some 1.996 acres and previously had planning permission (now expired) for 28,000 sqft (Gross) of Open A1 retail (including food) together with 110 car parking spaces. Other suitable uses could include: car sales, trade counter - subject to planning.

A copy of the existing planning permission is available on request.

Rates

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The site is available Freehold with Vacant Possession. Alternatively our clients may consider letting of the site.

Purchase Price

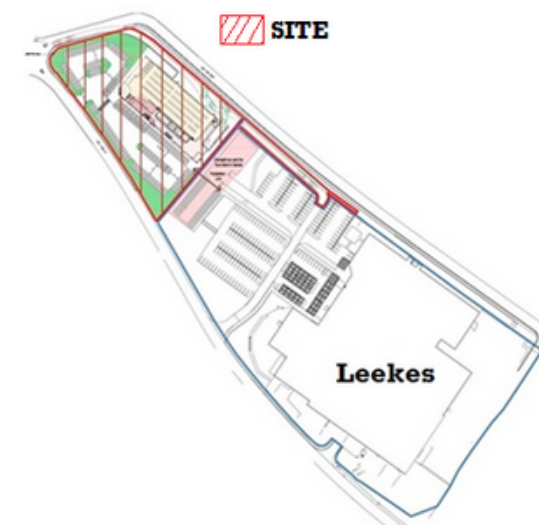
On application

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

Richard Ryan

029 2034 7051

07768 048705

/RichardRyan

richard_ryan@fletchermorgan.co.uk



RICS

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These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

17/02/2025

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