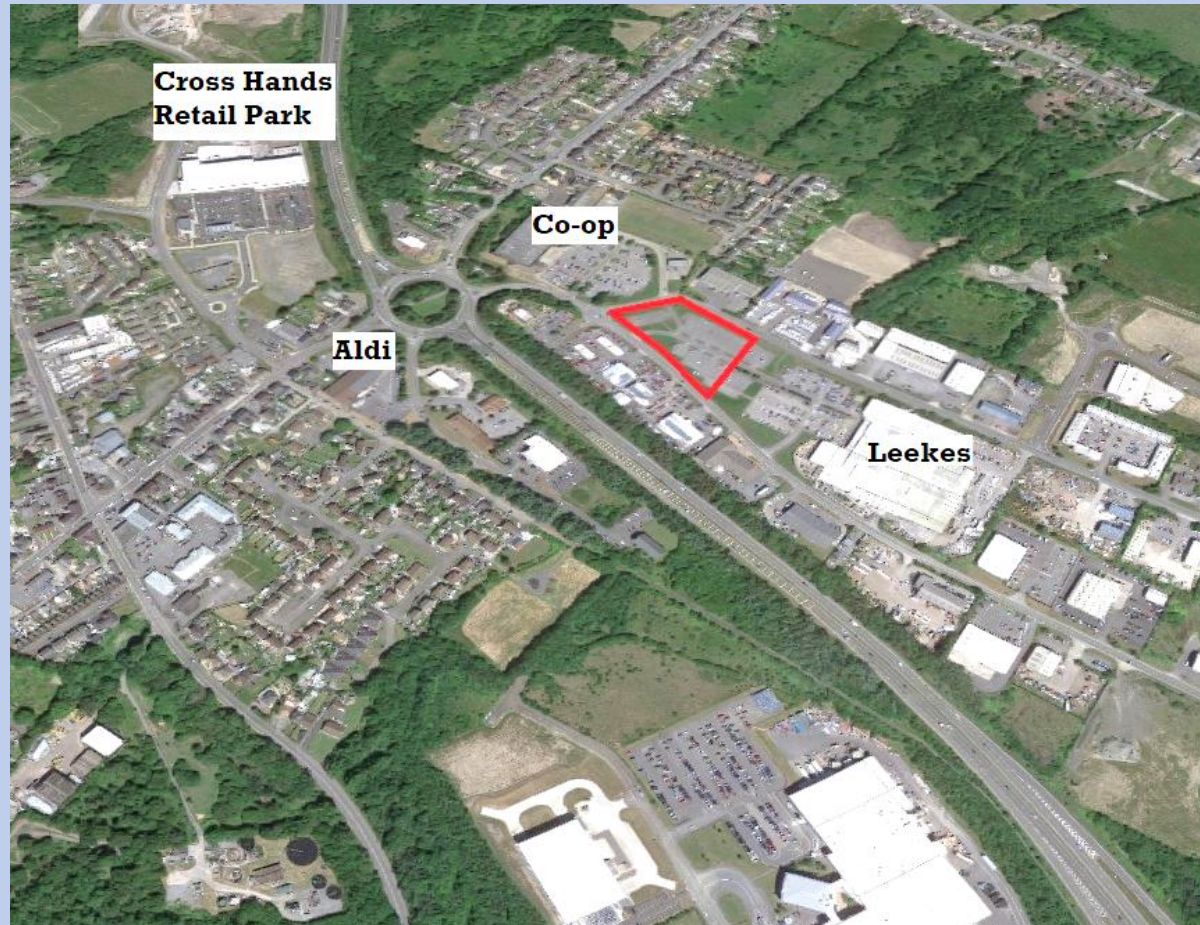


LAND FOR SALE / MAY LET

Cross Hands SA14 6RB



- 2.2 acres (0.9 hectare) Development Site
- Detailed planning permission for 28,000 sqft (Gross) of Open A1 retail, including food
- Prominent location directly opposite Co-op (proposed Home Bargains)
- Other suitable uses could include; car sales, trade counter, subject to planning



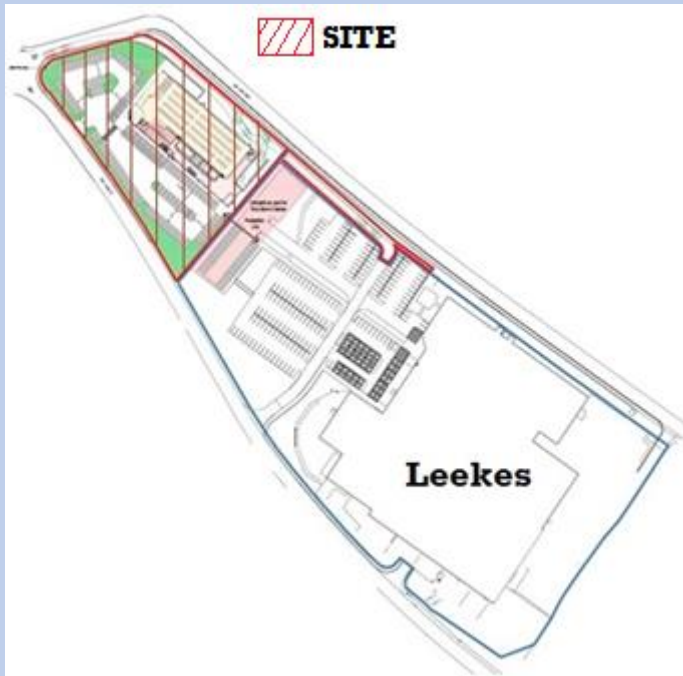
Location

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 The Co-op (proposed Home Bargains).

Other notable occupiers include **McDonalds, J&J Motors, Suzuki, Fiat, Ford and Nissan Dealerships.**



Description

The subject site extends to approximately 2.2 acres with detailed planning permission for 28,000 sqft (Gross) of Open A1 retail (including food) together with 110 car parking spaces.

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

Terms

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.



Further Information

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Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. 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.



10/01/2019