Lot 32, 33-35 & 37 Stepney Street, Llanelli,
SA15 3YB

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Former Bank, Retail and Office Opportunity

www.acuitus.co.uk

Lot 32, 33-35 & 37 Stepney Street, Llanelli,
SA15 3YB

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)

Property Information

Former Bank, Retail and Office Opportunity

- Mixed-use substantial town centre property
- Former bank with adjoining retail unit and upper floor offices
- Floor area of approx. 1,067.29 sq m (11,488 sq ft)
- Immediate asset management opportunities
- Development potential (subject to consents)
- Nearby occupiers include Shoezone, Poundland, Boots, Odean and Nando's.
- VAT-free opportunity

Lot
32

Auction
10th December 2026

Vacant Possession

Status
Available

Sector
Retail, Bank

Auction Venue
Live Streamed Auction

Location

Miles	12 miles north-west of Swansea, 54 miles north-west of Cardiff
Roads	A476, A484, A4138, A4214, M4 (Junction 48)
Rail	Llanelli Railway Station
Air	Cardiff International Airport

Situation

Llanelli is an established market town in Carmarthenshire, Wales. The property occupies a position on Stepney Street, the town's principal retailing thoroughfare, within the established town centre. The surrounding area comprises a mix of national multiple retailers and independent traders, with the St Elli Shopping Centre located immediately to the south of the property. The Eastgate Leisure Quarter also provides a range of leisure and hospitality facilities. Nearby occupiers include Shoezone, Poundland, Boots, Odean and Nando's.

Tenure

Long Leasehold. Held from Carmarthenshire County Council for 125 years from 29/09/1995 at a peppercorn rent.

Description

The property comprises two ground floor retail units with ancillary accommodation over the basement and first floors. Together with additional office accommodation over the remainder of the first and second floors.

VAT

VAT is not applicable to this lot.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
33-35	Ground Basement First	Former bank/ancillary Ancillary Office/Ancillary	358.35 102.40 118.20	(3,857) (1,102) (1,272)	VACANT
37	Ground Basement	Retail/Ancillary Ancillary	95.73 71.63	(1,030) (771)	VACANT (1)
37a	First Second	Office Office	136.79 184.19	(1,472) (1,982)	VACANT
Total			**1,067.29**	**(11,488)**	

(1) A Nail Bar has expressed an interest in taking a 10-year lease (subject to options) of unit 37, at a proposed rent of £8,500 per annum. However, no lease will be completed prior to the sale and the property is therefore being offered with full vacant possession.
N.B. The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).


Cooke&
Arkwright
To Let / Let Osod
For Sale
acuitus


No.29
www.mhgallery.co.uk
travelcash
1800
13050
62500


RE:FRESH
Cashmaxx
Cooke&
To Let / Osod

Lot 32, 33-35 & 37 Stepney Street, Llanelli,
SA15 3YB

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Contacts

Acuitus

Alexander Auterac
+44 (0)20 7034 4859
+44 (0)7713 135 034
alexander.auterac@acuitus.co.uk

Archie Martine
+44 (0)20 7034 4858
+44 (0)7377 803 408
archie.martine@acuitus.co.uk

Seller's Solicitors

Ashtons Legal
Trafalgar House Meridian Way,
Norwich
Norfolk
NR7 0TA

Greg McCurday
01603 703070
greg.mccurday@ashtonslegal.co.uk

Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that
(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.
No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.
2026