

Lambert
Smith
Hampton

Former Post Office 9-10 King Street & 39 Spilman Street Carmarthen

TO LET
GERALD P.
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FOR SALE

DEVELOPMENT
OPPORTUNITY
(STP)

SA31 1AA | SA31 1LQ

OPPORTUNITY SUMMARY

- ✔ Freehold Properties
- ✔ Opportunity to Redevelop (STP)
- ✔ Planning Approved for 14 Apartments (since lapsed)
- ✔ Located in in the Centre of Carmarthen
- ✔ Offers Invited

LOCATION & SITUATION

The building fronts a prominent position along King Street, whilst also backing onto Spilman Street, within the Town Centre of Carmarthen. Carmarthen is the main administrative centre for West Wales, and is considered a market town, which lies at the Western end of the A48 dual carriageway of the M4 motorway, some 27 miles West of Swansea and 25 miles East of Haverfordwest.



DESCRIPTION

A part Grade II Listed, three storey semi-detached building, fronting King Street. The property is of traditional construction with parking for approximately 10 cars at the rear. The building was formally occupied by The Post Office allowing retail ground floor and cellular office space on upper floors.

The property to the rear (formally the BT Building) is comprised over three floors and previously occupied as office accommodation. Planning was granted in 2006 for 14 residential flats to the first and second floors with office accommodation to the ground floor. We cannot see that any conditions have been discharged so assume that this has now lapsed. For further information the planning application names are W/10681 and W/10997.

ACCOMMODATION

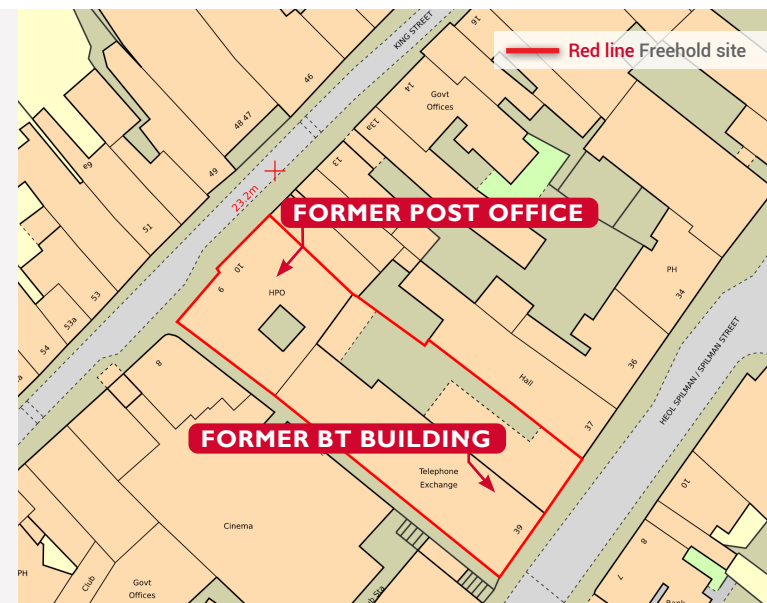
The property provides the following approximate Net Internal floor areas;

The Old Post Office, 9-10 King Street:

Floors	Sq Metres	Sq Feet
Ground	295	3,175
First	276	2,971
Second	222	2,390
Total Net Internal Area:	793	8,536

Former BT Building, 39 Spilman Street:

Floors	Sq Metres	Sq Feet
Ground	533	5,737
First	406.62	4,377
Second	406.63	4,377
Total Net Internal Area:	1,346	14,491



SITE

The site extends to approximately 0.13 hectares (0.33 acres) in total as shown for identification purposes only, outlined in red on the extract from the Ordnance Survey Plan.

TENURE

The properties are held on a **Freehold** basis and to be sold with **Vacant Possession**.

Held under Titles **CYM333312** and **WA914656**.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Proposal

Offers invited.

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Viewing and Further Information

Viewing strictly by prior appointment through the agents:

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