

For Sale

25 King Street
Carmarthen
SA31 1BS

Highlights:

- The property has a frontage onto Kings Street, the main retail area of Carmarthen and includes a wide range of local traders.
- Three storey end of terrace building with retail on the ground floor (1,025.80 sq ft / 95.3 sq m) and the potential for residential conversion on the upper floors.
- There is a two storey cottage building with separate access via Conduit Lane and a small yard area to the rear.



Location

Carmarthen is the county town of Carmarthenshire in Wales and a community with population of 14,185 in 2011. It lies on the River Towy 8 miles north of its estuary in Carmarthen Bay. The town is considered one of the main retail areas in South West Wales as well as being an administrative centre as it accommodates the main county council offices. Other amenities include Dyfed-Powys Police headquarters, Glangwilli General Hospital and a campus of the University of Wales Trinity Saint David. There are excellent transport links via the A40 and A48 linking to the M4.

King Street is the main retail area and includes a wide range of local traders having become well known as a centre for good quality shopping including several art galleries and other similar users. The area also benefits from the nearby car parks at St Peters and Jon Street.

Description

The subject property occupies a prominent position on King Street in Carmarthen town centre, located to the Eastern end of the road. King street is one of the main busy thoroughfares within Carmarthen.

The property comprises of a three storey end of terrace building with ground floor retail and rear ancillary space. The upper floors offer the potential for residential use however, will require some cosmetic work. To the side of the property, is a two storey cottage building with separate access via Conduit Lane. There is also a small yard area to the rear.

Externally, the building is of brick construction with rendering under a new pitched roof. The building is Grade 2 listed.

Accommodation

The property comprises of the following:

Floor	Sq Ft	Sq M
Third Floor	TBC	TBC
Second Floor	TBC	TBC
First Floor	475.76	44.2
Ground Floor	1,025.80	95.3
Basement	275.56	25.6
Total	TBC	TBC

Tenure

We are advised that the property is available on a freehold basis.

Legal Costs

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

Price

£250,000 exclusive

Rates

We understand the property is assessed as follows:

Rateable Value: £6,100

Rates Payable: £3,135.40

VAT

All figures quoted are exclusive of VAT where applicable.

EPC Rating

A full report is available on request.



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