

# FOR SALE

Darkgate Centre, Darkgate, Carmarthen, Dyfed, SA31 1PS

RESIDENTIAL/OFFICE/COMMERCIAL SPACE  
Office suites available for development

POA  
plus VAT



- Existing residential investment opportunity with further re-development potential
- 9 x Retail units available with large national tenants
- Further 10,000 sqft of office space available for further development
- Retail tenants include: CEX, Ryman, Santander, Caffè Nero and Greggs

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# A GREAT PLACE TO LIVE/SHOP

The Darkgate Centre, situated in the heart of Carmarthen, Dyfed, at the distinguished address SA31 1PS, presents a unique and compelling opportunity for your retail establishment. Originally conceived as a site for residential development, this location has evolved into a prime space for your retail venture.

Nestled in an area known for its historical significance, the Darkgate Centre offers a serene and close-knit community environment. Residents and visitors alike benefit from convenient access to essential amenities and verdant green spaces, providing a harmonious blend of modern convenience and natural beauty.

This locale, with its historic charm, serves as a distinguished backdrop for your retail enterprise. The Darkgate Centre's strategic accessibility ensures a steady flow of foot traffic, making it an optimal choice for a thriving retail destination. Explore the architectural potential to craft a retail space that seamlessly merges contemporary design with the enduring character of the region.

Consider the Darkgate Centre as the canvas for your retail vision, where your establishment becomes an integral part of the area's rich narrative. Elevate your retail presence in this esteemed location, where formality meets historical allure.



Town Centre location

# Tenancy Schedule

Unit	Occupied/Vacant	Area Sq Ft	Rent (£)
Units 1-2, 1st Floor	Occupied	777.00	£6,000.00
Unit 3	Occupied	321.00	£2,750.00
Unit 4	Vacant	1,283.00	£ -
Unit 5	Vacant	2,098.00	£ -
Unit 6, 2nd Floor	Occupied	358.00	£3,500.00
Unit 7	Occupied	164.00	£1,886.00
Unit 8	Occupied	324.00	£3,250.00
Unit 9-11	Vacant	700.00	£ -
Unit 12	Occupied	109.00	£3,500.00
Unit 13	Vacant	398.00	£ -
Unit 14	Vacant	414.00	£ -
Unit 15	Occupied	616.00	£7,400.00
Unit 16	Occupied	146.00	£3,000.00
Unit 17	Occupied	256.00	£3,250.00
Unit 18	Occupied	256.00	£3,250.00
Unit 20	Occupied	1,360.00	£7,610.00
Flat 1, 3rd Floor	AST	656.00	£9,000.00
Flat 2	AST	672.00	£9,600.00
Flat 3	AST	656.00	£9,000.00
Flat 4	AST	667.00	£9,000.00
Flat 5	AST	1,029.00	£150.00
Flat 6	AST	656.00	£8,340.00
Flat 7	AST	725.00	£9,000.00
Flat 8	AST	753.00	£ -
Flat 9	AST	693.00	£8,640.00
Unit 1, 4 - 6 Dark Gate	Phone Bits	1,832.00	£30,000.00
Unit 2, 4 - 6 Dark Gate	CEX	3,477.00	£42,500.00
Unit 3 - 6 Dark Gate	Ryman Ltd.	3,703.00	£38,500.00
Unit 2 - 3 Dark Gate	David Jenkins	619.00	£20,000.00
Unit 3 - 2 Dark Gate	Santander	1,553.00	£29,000.00
Unit 4, 1 - 3 Red Street	Nero	2,608.00	£57,000.00
5 - 7 Red Street	Vacant	2,378.00	£ -
9 Red Street	The Optic Shop	1,513.00	£35,400.00
11 - 13 Red Street	Greggs Plc.	1,059.50	£63,500.00
<b>TOTAL</b>		<b>34,829.50</b>	<b>£424,026.00</b>

# GREAT RESIDENTIAL OPPORTUNITIES

## Description

Recently refurbished wing on the second floor in a purpose built office block with residential units on the upper floors.

Access to the upper floors is via a secure front door on Red Street with a lift and stairwell access to each floor.

The available office space is rooms from approx 256 sq ft (23.79 sq m) to 1,283 sq ft (119.19 sq m) with communal male and female WC and kitchen facilities managed by the landlord.



# PROMINENT RESIDENTIAL LOCATION

## Location - SA31 1PS

This property is strategically positioned in the desirable pedestrianized Red Street in Carmarthen, offering a prime location for the development of residential/retail units. Surrounded by popular amenities like Caffè Nero and Greggs, the vibrant atmosphere adds to the appeal. Additionally, the proximity to well-known brands such as O2, Trespass, Boots, and H.Samuel creates a diverse and bustling environment, making it an excellent opportunity for those looking to build residential units in this prime location.



### SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

### ENERGY PERFORMANCE

Further information available upon request.

### PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### LEGAL COSTS

Each party is responsible for their own legal costs.

### VIEWING

Strictly via prior appointment with the appointed agents:



\*Potential occupiers to make own enquiries to clarify accuracy of data

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