



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales

**1 Saint Mary's Street
Carmarthen
Carmarthenshire.**

Offers In Region Of **£69,000**



- Large Town Centre Commercial Premises
- Close Proximity To Town Centre
- Huge Potential On Offer
- 9 Office Rooms Arranged on 3 Floors
- Basement & Former Tunnel Room Originally Connected To The Court Room
- Redevelopment Potential Into Apartments (STC)
- Ideal Investment Property
- Potential Other Commercial Usage (STC)

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

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Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

An ideal investment property with huge potential comprising a large and most substantial period grade II listed commercial premises occupying a corner position fronting onto Quay Street and St Mary's Street within the busy town of Carmarthen. The accommodation is arranged on 4 floors having potential to be used as retail/office accommodation or other commercial usage or alternatively having excellent potential to convert into self contained apartments (subject to consent).

EPC Rating: F143

Saint Mary's Street, Carmarthen, Carmarthenshire.

Property Description

A prime opportunity of acquiring a large period commercial premises having a corner position within a popular area of the town being only a short walk from Nott square and the historic castle walls. The property has been used as office accommodation on all 3 floors with great development potential to convert into self contained apartments (subject to consent). There is an useful lower ground floor/basement providing 2 rooms including the original tunnel room which connected directly to the old court building across the roadway.

There is good open tradable space on the ground floor ready for immediate occupation with original fireplace, and the accommodation comprises - Ground floor which provides Reception Area leading through to good sized office accommodation with WC, first floor provides 3 good sized rooms with kitchenette/WC with stairs leading up to second floor again providing 4 spacious office rooms. Small rear courtyard. CTFCP

Accommodation

The property which is grade II listed affords spacious accommodation arranged on 3 floors currently providing office accommodation with kitchenette and WC's. The rooms are spacious with ample natural daylight being light and airy together with lower ground floor/basement providing 2 additional rooms and former tunnel room. Benefits from gas fired central heating system and the offers huge potential for commercial usage or alternatively to convert into residential apartments (subject to consent).

Ground Floor

Which is approached via front entrance door to lobby area with door to:

Reception Area / Office 1 (17' 07" x 16' 02"Max Max) or (5.36m x 4.93m Max)

Large display window to front, timber flooring, radiator, original fireplace with grate, sunken lights, double timber doors to:

Office/Room 2 (26' 06" x 16' 02"Max Max) or (8.08m x 4.93m Max)

Most spacious area divided into 2 sections with part glazed petition, double aspect windows, timber flooring, fireplace with grate.

Storage Room (14' 08" x 7' 09") or (4.47m x 2.36m)

No window, radiator, gas fired boiler (not tested).

Saint Mary's Street, Carmarthen, Carmarthenshire.

Rear Lobby

Stairs to first floor and basement rooms, rear exterior door, door to WC with wash hand basin.

First Floor Landing

Attractive curved timer staircase, radiator, door to:

Kitchen & W.C.

With sink unit and door leading through to WC with hand basin, window tor rear. There is a store room just off the kitchen area.

Office 3 (19' 0" x 14' 0") or (5.79m x 4.27m)

Two windows to front, built in cupboard with shelving, fireplace with grate, radiator, power points.

Office 4 (13' 0" x 12' 06") or (3.96m x 3.81m)

Window to front, radiator, power points.

Office 5 (20' 05" Max x 16' 04") or (6.22m Max x 4.98m)

Spacious room with timer flooring, fireplace with grate, double aspect windows, power points, radiator.

Second Floor Landing

Radiator, doors to:

Office 6 (17' 04" x 16' 01"Max Max) or (5.28m x 4.90m Max)

Irregular shaped room, double aspect windows, radiator, fitted shelving, power points.

Office 7 (12' 04" x 10' 06") or (3.76m x 3.20m)

Window to front, radiator.

Office 8 (14' 11" x 7' 09") or (4.55m x 2.36m)

Window to front, radiator, power points.

Office 9 (19' 03" x 9' 10"Max Max) or (5.87m x 3.00m Max)

Window to front, radiator, power points.

Lower Ground Floor.

Which is divided into 2 rooms, one being in good condition and the other requiring renovation works, access through to former tunnel room which was originally connected to the former court room across the roadway.

Tenure

We are advised that the property is freehold.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Directions

From our office turn right and bear left onto Nott Square and proceed straight on bearing right down St Marys Street. The property will be found further down on the left identified with our for sale board.

