



The Old Bus Depot Dolgwili Road, Carmarthen, SA31 2AQ

£425,000

- Substantial adaptable commercial premises to include offices, workshops and a storage yard.
- Convenient location within easy reach of the A48 dual carriageway and Carmarthen Town Centre.
 - Suited for a range of uses, subject to the necessary consents being obtained.
 - Best and Final Offers by 11am - Monday 16th September 2024

Situation

The premises occupy an extremely convenient location on the periphery of the County town of Carmarthen which is a major transport hub into south-west Wales, being within a mile or so of the A40/A48 roundabout east of Carmarthen, which has a dual carriageway link to the M4 in the east and the A40 and Pembrokeshire to the west. The premises also lie on the A roads that link Carmarthen to the towns of Cardigan and Lampeter.

Carmarthen is the principal administrative centre of the County of Carmarthenshire and has a resident population of approximately 14000, but serving a much larger rural area. The town has the benefit of an extensive range of amenities and facilities and is a major logistical location for West Wales.

Description

The property is a former commercial yard with an ancillary office complex extending to approximately 1.5 acres. There is ample office space provided which may easily be reconfigured to suit any need to best utilise the space available. The yard is contained within a high-sided security fence and is mostly covered in tarmac allowing for a versatile area suitable for a range of uses.

Reception Room 19'4" x 16'4" (5.9m x 5m)

Enter through the entrance porch (1.7m x 1.1m). Carpeted floor with radiator, ceiling lights and natural light. Door leading to the inner hallway and store cupboard with W.C. and doorway to:

Boardroom 11'5" x 16'4" (3.5m x 5m)

Carpeted floor with radiator, window to the fore and doorway to the inner hall.

Inner Hallway

With lino flooring, radiators and doors to principal offices, stairs to first floor, and access to W.C. Steps leading to rear hallway.

Office 1 16'4" x 7'6" (5m x 2.3m)

With radiator and window to the fore.

Canteen 16'4" (max) x 15'5" (max) (5m (max) x 4.7m (max))



With radiator, sink and storage cupboards.

Storage Cupboard 7'2" x 4'3" (2.2m x 1.3m)

Large store cupboard.

Office 2 16'4" x 11'5" (5m x 3.5m)

With window to the fore and radiator.

Office 3 16'4" x 11'5" (5m x 3.5m)



With radiator and window to the fore.

Office 4 16'4" x 11'9" (5m x 3.6m)

With radiator and window to the fore.

Rear Hallway

With access to storage rooms, offices and fire escape.

Room 1 16'8" x 14'9" (5.1m x 4.5m)



Painted brick walls with partition walls and roof lights.

Office 1 12'5" x 10'5" (3.8m x 3.2m)



With radiator and window.

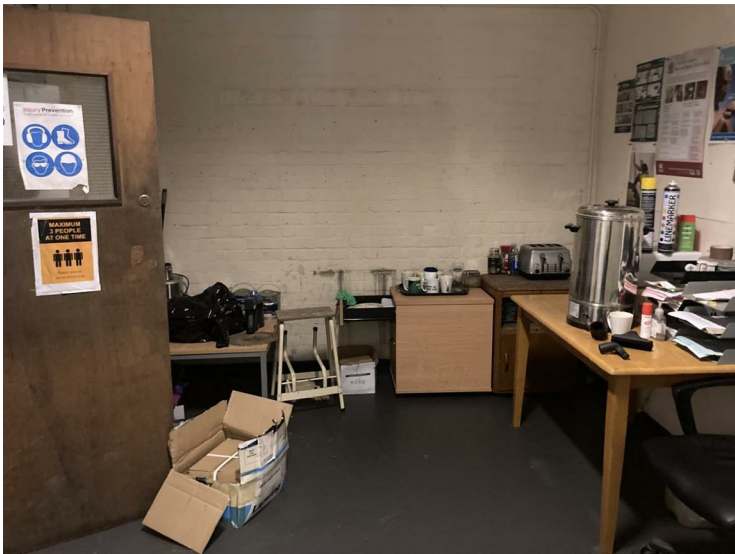
Room 2 16'0" x 14'9" (4.9m x 4.5m)

Office with roof light.

Room 3 12'5" x 14'9" (3.8m x 4.5m)

Used as a storage room.

Break Room 12'5" x 10'2" (3.8m x 3.1m)



With doors leading to both Offices.

Office 2 20'11" x 12'5" (6.4m x 3.8m)



With radiator and doorway to the boiler room.

First Floor Landing

Doors leading to offices, W.C., and storage

W.C. 1 11'9" x 8'6" (3.6m x 2.6m)

With W.C., wash hand basin, shower cubicle and radiator.

Store Room 8'10" x 5'6" (2.7m x 1.7m)

W,C. 2 8'10" x 5'10" (2.7m x 1.8m)

With W.C. and wash hand basin.

Office 1 16'0" x 11'5" (max) (4.9m x 3.5m (max))

With a radiator, window to the fore sink and access to a large store cupboard.

Office 2 16'0" x 11'5" (4.9m x 3.5m)

Enter from the hallway via a small tea room. With radiator, window to the fore and door to:

Office 3 16'0" x 15'5" (4.9m x 4.7m)



With two radiators, windows to the fore, door to the hallway and opens into:

Office 4 16'0" x 15'5" (4.9m x 4.7m)

With two radiators, windows to the fore, and a door to the hallway.

Office 5 16'0" x 11'5" (4.9m x 3.5m)

With radiator and windows to the fore.

Meeting/ Training Room 27'10" x 21'7" (8.5m x 6.6m)



With multiple radiators, windows to the fore and a door to the external staircase to the yard.

External Yard



Large commercial storage yard being mostly tarmac allowing for ample storage space with access to multiple storage sheds and workshops. There is car parking space to the fore.

Workshop 1 32'9" x 24'11" (10m x 7.6m)



Storage shed with large sliding door.

Workshop 2 32'9" x 73'9" (10m x 22.5m)

With two inspection pits, an office area and access to store rooms.

Workshop 3 78'8" x 49'2" (24m x 15m)



With three roller shutter doors allowing for access along with inspection pit.

Services

The property is serviced by mains water and electricity. Private drainage. PLEASE NOTE- The wood chip/ pellet boiler and the storage hopper that provided the central heating to the premises are expressly excluded from the sale and are likely to be removed from the premises.

Tenure

Freehold with vacant possession upon completion N.B VAT WILL APPLY TO THE SALE PRICE. Please also refer to the attached plan which is taken from the Lad Registry under Title Number WA866275. The access and an area on the north eastern boundary of the premises is excluded from the Title and the premises are, we believe, accessed by a right of way.

We are advised that the Rateable Value of the premises is £47250 as from 1st April 2023

General Remarks

The sale of The Old Bus Depot presents a rare opportunity to acquire a well-situated versatile property that is suitable for a range of commercial applications, benefitting from a large yard, suitable for storage of equipment, ample workshop and dry-storage areas along with a large office complex, making the property a true multi-purpose unit. The location is ideally suited for a logistic operation that covers this part of West Wales

Local Authority

Carmarthenshire County Council, 3 Spilman Street, Carmarthen.
Tel 01267 234567

PLAN FOR IDENTIFICATION PURPOSES ONLY



Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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