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**FOR SALE BY AUCTION - Substantial Fully Let Property 3 storey end of terrace property in Carmarthen Town Centre. 5 x 1 Bedroom Flats and Ground Floor Commercial Unit. Carmarthen, West Wales**



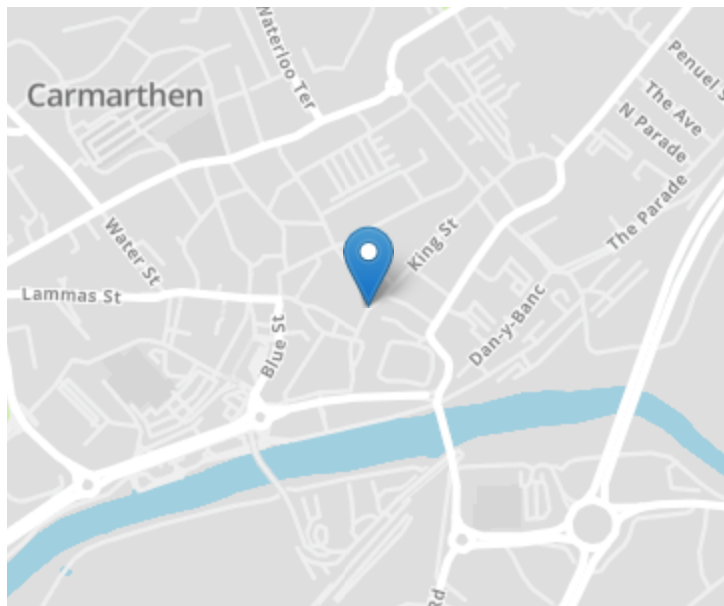
**14 Nott Square, Carmarthen. SA31 1PQ.**

**C/2296/NT guide price**

**£185,000**

An opportunity to acquire a substantial fully let three storey end of terrace mixed use investment property, comprising of a ground floor commercial unit and 5 x 1 bedroom flats to the upper two floors. We are advised that the current total gross annual income is £35,140 per annum (please refer to the legal pack to view tenancy agreements).

The building is located within the historic heart of this County Town next to the statue of General Nott and next to the castle entrance within Nott Square. Nearby are several local and national retailers, public houses, eateries and cinema etc.



### Agents Comments

The 3 story building offers mixed use commercial ground floor and residential flats 5 x 1 bedroom to 1st & 2nd floor. A good income is generated from the property with all units currently let giving a potential income of £35,140 per annum. Situated in the old part of Carmarthen Town and situated next to the statue of General Nott and next to the castle entrance.

### Ground Floor

Open retail area with treatment room, store room and w/c with access door to the side of the building.

### Upper Floors

5 x 1 Bedroom Flats set over two floors, each with their own kitchens and bathrooms.

### Outside

Area to the side of the building for bins etc.

### Tenancies

Ground Floor let on a licence basis to an established tenant at £13,00 per annum.

Flat 1: Let on an AST at £425 per calendar month.

Flat 2: Let on AST at £350 per calendar month.

Flat 3: Let on AST at £330 per calendar month.

Flat 4: Let on an AST at £360 per calendar month.

Flat 5: Let on an AST at £380 per calendar month.

Therefore, the total combined gross annual income is £35,140 per annum.

### Tenure

See Legal Pack.

### Viewings

Morgan & Davies (Carmarthen) on 01267 493444.  
carmarthen@morganandd Davies.co.uk Adequate notice must be provided to tenants for the purpose of viewings.

### Solicitors

Howells Solicitors, Fitzalan House, Ref: Howells Solicitors, Tel: 029 2040 4020

### Local Authority

Carmarthenshire County Council

### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

### Additional Fees

Administration Charge - 1.2% inc VAT of the purchase price, subject to a minimum of £1200 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

### Directions

Location : Nott Square is a pedestrianized are and access can be gained on foot from Guildhall Square. Delivery access from King Street or via Quay Street and St. Mary Street.