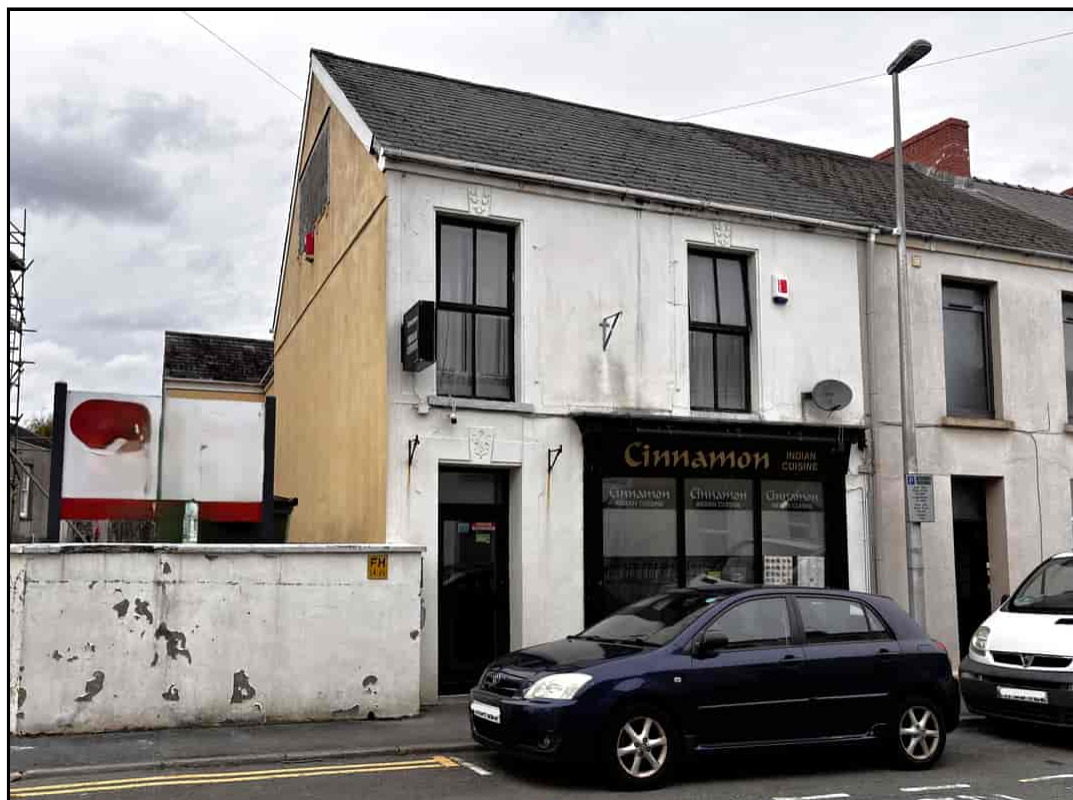


*Mixed Use Investment Property in Town Centre Location. Ground Floor Popular Indian Restaurant & 1st Floor Living Accommodation. Adjoining Large Car Park Available Under Separate Negotiation.*



5 Mansel Street, Carmarthen. SA31 1QX.

£180,000

C/2376/NT

INVESTMENT OPPORTUNITY. Town centre end of terrace investment property. Currently with ground floor restaurant and first floor living accommodation including kitchen, living room, bathroom and 3 bedrooms. Loft room with staircase access and velux windows. Mansel Street is just off the traditional market area with more National retailers around the corner including, Boots, EE, Clarkes and Marks & Spencers. Mixed use property which would be a handy addition to any portfolio. Please note there is a adjoining and nearby block of land which available under separate negotiation.



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel: 01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel: 01545 571 600  
aberaeron@morgananddavies.co.uk

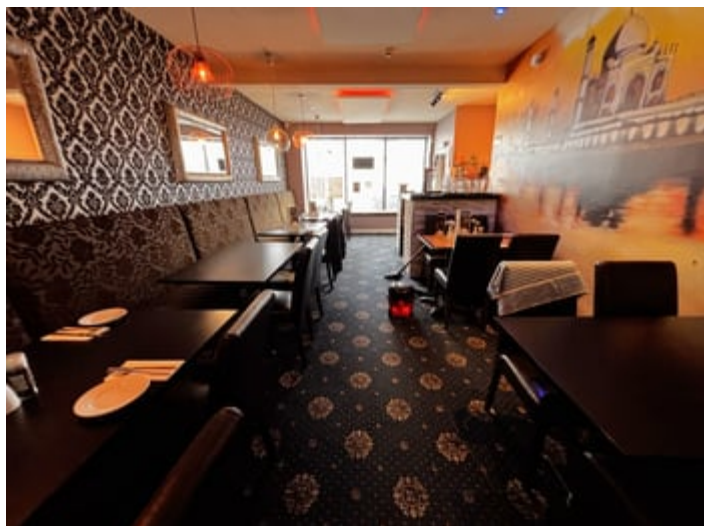


**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel: 01267 493444  
carmarthen@morgananddavies.co.uk

## Location

Carmathen is a lovely market town once known as the largest town in Wales. Part of the castle still remains overlooking the Towy River. A mix of traditional and national retailers, market ( 100 Yards Away), lovely eateries, Lyric Theatre & Cinema. Schools and leisure facilities. Good transport links to A 40 and A 48. Bus and rail station.

## Restaurant



3.7m x 7.8m (12' 2" x 25' 7")

Window to front and counter serving area. Seating Area.

## Dining Area

3.17m x 3.16m (10' 5" x 10' 4")

Seating Area and Door to

## Side Hallway

Rear escape door. Door to

## Toilets

2 x Wheelchair friendly toilets.

## Kitchen

4.15m x 4.2m (13' 7" x 13' 9")

Opening to.

## Preparation Area

6.3m x 2.67m (20' 8" x 8' 9")

Velux window to rear.

## Landing

Doors to

## Bedroom

2.2m x 4.08m (7' 3" x 13' 5")

Window to front.

## Bedroom

Window to front. No access available to measure.

## Kitchen

4m x 3.8m (13' 1" x 12' 6")

Stainless steel sink unit with single drainer. Window to rear. Staircase.

## Rear Landing

Radiator, velux window and Doors to

## Bedroom

3.3m x 3.96m (10' 10" x 13' 0")

Window to rear. Radiator.

## Bathroom

2.2m x 4.26m (7' 3" x 14' 0")

Panelled bath, WC, pedestal wash hand basin, shower cubicle and radiator.

## Attic Room

Velux window to rear.

## Externally

Rear bin yard and pedestrian access.

**Please Note.**

There is a yard area to the side of the property with re development potential or can be used as parking area.

Available under separate negotiation.

**Services**

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and gas central heating.

**Tenure and Possession**

The property is currently leased as an Indian restaurant and takeaway, with accommodation to first and second floor. The sale of the property is subject to this lease and is being sold as an investment property.

**Council Tax and Ratable Value**

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band for the Flat : A.

The ratable value for the restaurant : £8,700

**Money Laundering Regulations**

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

## MATERIAL INFORMATION

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**Council Tax:** Band A

N/A

**Parking Types:** None.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

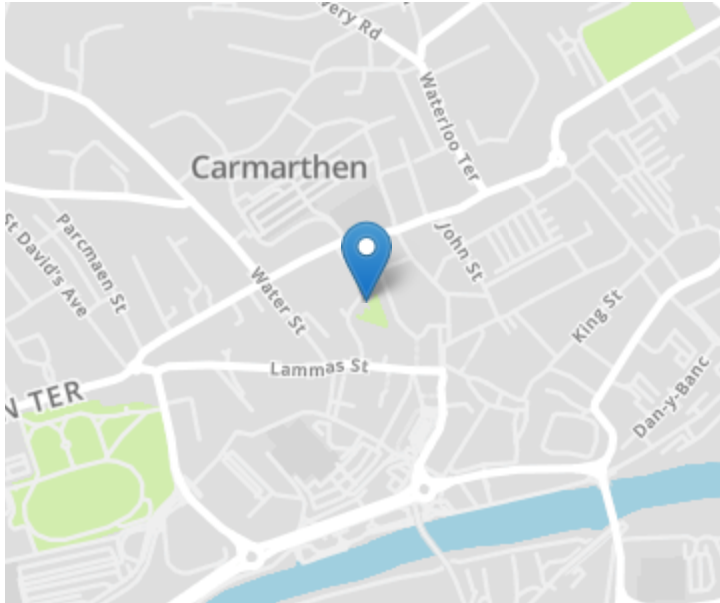
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

Directions : From the office by foot turn right into Mansel Street and walk for 100 yards and the property will be found on the left hand side.

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

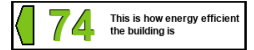
**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient



**74**

This is how energy efficient the building is

For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

T: 01267 493444

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[www.morgananddavies.co.uk](http://www.morgananddavies.co.uk)



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