



12 Guildhall Square, Carmarthen SA31 1PR

£250,000 For Sale

Property Features

- Prominent retail position
- Amounting to 1,786 sq. ft.
- Quality retail/office accommodation
- National and independent retailers adjacent

Property Summary

The property represents an excellent commercial investment opportunity within the heart of the popular west Wales market town of Carmarthen, some 15 miles west of the M4 motorway. The property has recently been let to Hays Travel Group on a 10 year IRI Lease at a current passing rent of £19,000 per annum.

Full Details

Accommodation

Ground Floor

Zone A

(36.70m²)/(395ft²)

Zone B

(12.20m²)/(131ft²)

First Floor

Office 1

(11.88m²)/(128ft²)

Staff Room

(28.79m²)/(310ft²)

Second Floor

Staff Training

(41.47m²)/(446ft²)

Storage

(6.39m²)/(68ft²)

Basement

Storage

(24.88m²)/(268ft²)

Welfare

(5.0m²)/(54ft²)

Further Information

Tenure

We understand that the property is held on a Freehold basis.

Services

We understand that the property benefits from all mains services.

Occupation

The property has let on a new 10 year IRI Lease to Hays Travel Ltd at a passing rent of £19,000 per annum, from 6 March 2020. A copy of the lease is available upon request.

Rateable Value

The property currently has a rateable value of £17,500 per annum.

Planning

All planning related enquiries to Carmarthenshire County Council Planning Department.

Local Authority

Carmarthenshire County Council, County Hall, Castle Hill, Carmarthen SA31 1JP.
Tel: 01267 234567

Viewing

Strictly by appointment with the selling agents. For further information please contact Rees Richards & Partners Carmarthen office - 12 Spilman Street, Carmarthen SA31 1LQ.
Tel: 01267 612021 or email: property@reesrichards.co.uk

