

Regulated by:



RICS



Since 1989

A well situated prime town centre office and storage building suitable for alternative uses in Carmarthen Town Centre, West Wales (Consent approved for 3 dwellings)



Talis Chambers, Little Water Street, Carmarthen. SA31 1ER.

C/2256/AM

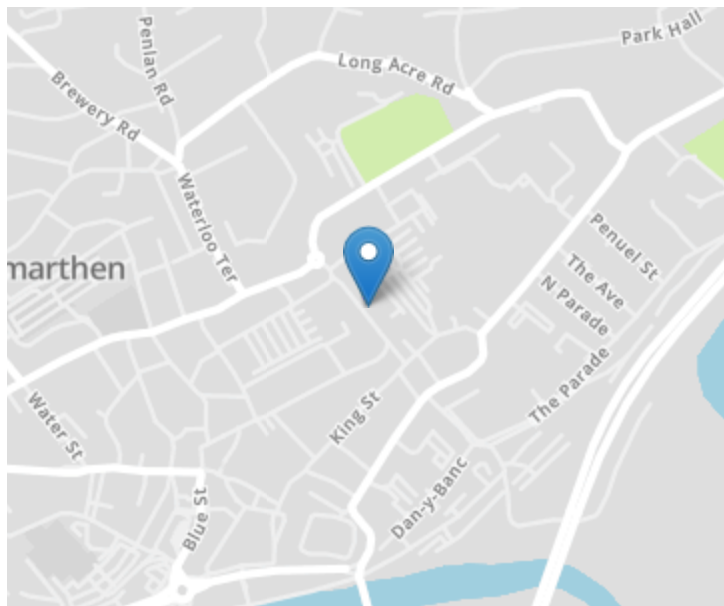
£195,000

Guide Price:

*** A strategic well situated office building with the benefit of alternative planning consent *** (Providing for 3 x 3 storied residential dwellings) , or alternatively suiting a wide variety of alternative purposes subject to the appropriate consents being obtained ***

***The building is traditionally arranged and offers extensive accommodation with offices on the ground floor, finished to a high standard *** Main reception, 3 self contained offices *** Disabled and staff toilets. Staff kitchen *** On the first floor extensive further office potential with storage facilities *** The property is registered Freehold and has the benefit of mains gas central heating ***

***Well located close to the town centre car park and all amenities ***



Location

Carmarthen is a strategic West Wales town covering an extensive rural hinterland and located at the gateway to Pembrokeshire, Ceredigion to the North and serving as county town for Carmarthenshire. It is located on the A40 London to Fishguard trunk road and A48 dual carriageway interconnecting with the M4 Motorway. Swansea and West Wales conurbation are within easy commuting distance.



General

A purposely designed office building equipped and operated within the Health Sector with a useful arrangement of offices which are designed and equipped for ease of management as surgeries and consulting rooms over two storied accommodation. The property has two points of entry at ground floor with open plan accommodation at first floor office. It would appear that the property historically may have been a warehouse or similar and has proposals for a regeneration to provide residential development for 3 x 3 storied terraced houses.

The accommodation is believed to have been converted from a warehouse in the 1970's and previously believed to have been a Club and now provides the following accommodation.

GROUND FLOOR

Reception Area

Offices

The offices are arranged on the ground floor provide integrated suite with interconnecting rooms and providing more particularly entrance door in UPVC to lobby.

Main Hall

19' 2" x 12' 6" (5.84m x 3.81m) combining as a waiting room.



Office

12' 5" x 11' 6" (3.78m x 3.51m)



Office



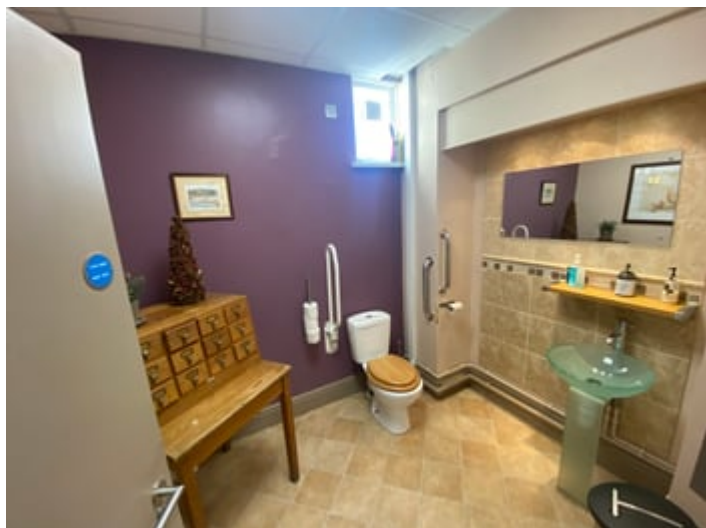
12' 1" x 10' 8" (3.68m x 3.25m)

Office

12' 11" x 11' 0" (3.94m x 3.35m)

Disabled toilet

11' 4" x 8' 0" (3.45m x 2.44m)



Storeroom

12' 0" x 5' 0" (3.66m x 1.52m)

Rear office / Staff Kitchen



12' 1" x 10' 9" (3.68m x 3.28m) with double bowl sink unit, 2 ring hob, oven, microwave. Fitted floor and wall cupboards.

Gents' and Ladies' toilets

08' 6" x 5' 6" (2.59m x 1.68m) with sink low level flush w.c.s, and tiled floors.



FIRST FLOOR

Stores



49' 9" x 24' 9" (15.16m x 7.54m) with exposed beams and including 2 separate offices.

Externally

No external areas of curtilage. Direct street pedestrian access. Street parking available.

EPC

First Floor - Rating D

Ground Floor - Rating C

Planning Consent

The local Planning authority Carmarthenshire County Council confirms that the property has approval for redevelopment to provide 3 x 3 storied terraced dwellings. Planning Ref: PL/01627.

Services

Mains electricity, mains gas, mains drainage. Gas fired central heating. BT telecom connection and broadband availability. Security/Burglar alarm system fitted.

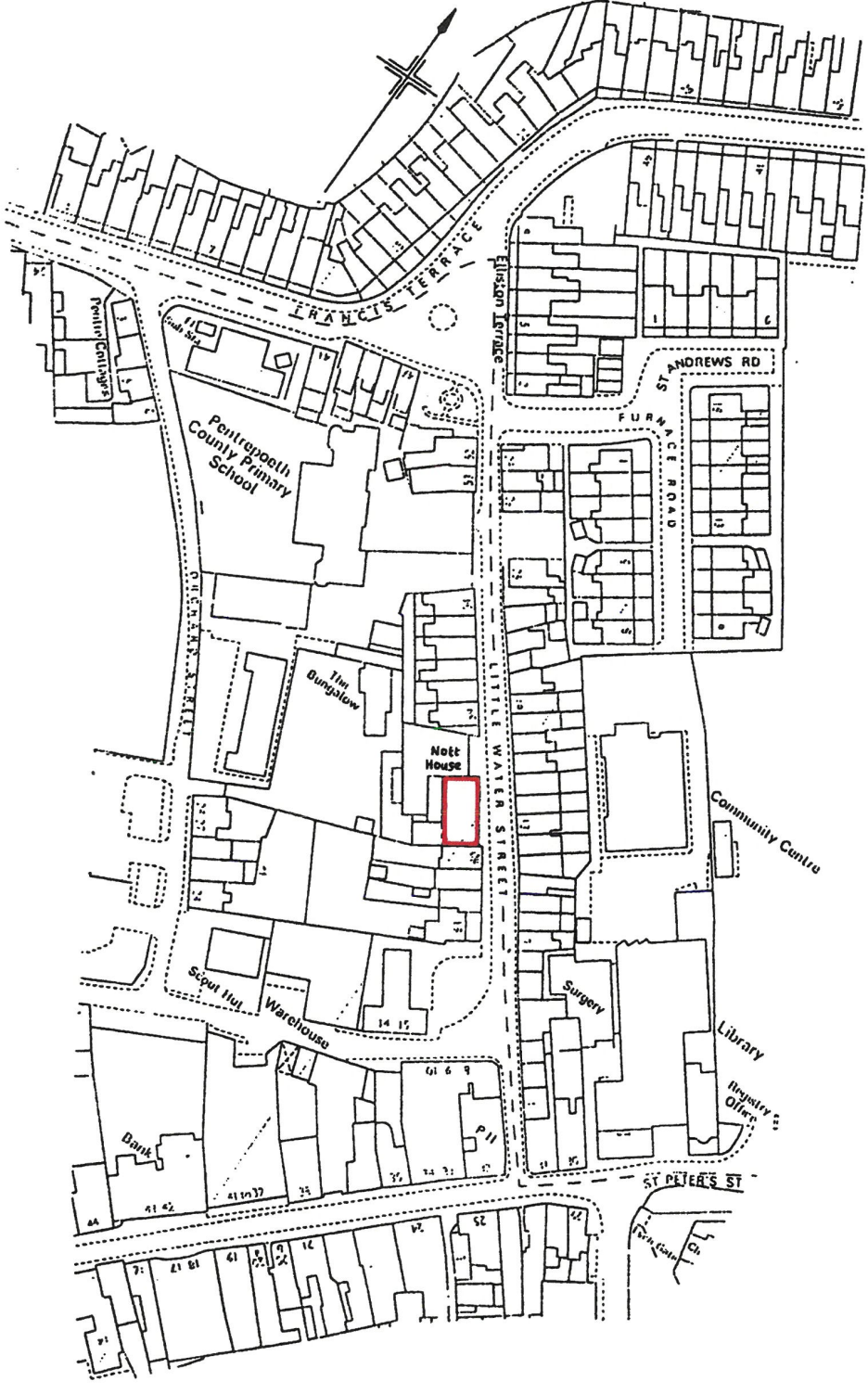
Directions

The property is located on a level area in the town centre of Carmarthen as identified by the Agents 'For Sale' board.

VIEWING: Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or lampeter@morgananddavies.co.uk

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H.M. LAND REGISTRY		TITLE NUMBER	
		WA 842917	
ORDNANCE SURVEY PLAN REFERENCE	SN 4120	SECTION J	Scale 1/1250
ADMINISTRATIVE AREA		CARMARTHENSHIRE / SIR GAERFYRDDIN © Crown copyright	



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