

1 King Street
Carmarthen
Carmarthenshire
SA31 1BA
Tel: 01267 231 394
Email: info@swiftpropertyservices.co.uk
www.swiftpropertyservices.co.uk

SWIFT 
property services



TO LET

Lyric Building, King Street, Carmarthen, SA31 1BD

Office premises measuring approximately 300 sqft to 6,750 sqft (30 sqm to 620 sqm) located in the Lyric buildings on the corner of King & Queen Street, Carmarthen, which is home to Co Op, Lloyds Bank, Natwest, many independent boutique shops and high-quality bars and restaurants. The property is conveniently in walking distance to St Peters Car Park and adjoins the Lyric Theatre. The property provides office accommodation in a town centre location. The offices benefit from carpeted floors, fluorescent light fittings, dado trunking, kitchen/staff room and WC Facilities. ***Price on application*** For all viewings please contact Swift Property Services.



POA

ACCOMMODATION - The property provides approximately 300 sqft to 6,750 sqft (30 sqm to 620 sqm) of office accommodation.

SERVICES - Communal gas fired central heating, communal WC and kitchen facilities with water and drainage connected. Electricity and telephone/broadband connection available in office.

LEASE TERMS - The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

USE - The property benefits from office use. There is potential for alternative uses subject to planning consent

RENT - POA

Service Charge - Service charge applies to include heating, water, cleaning, communal power, maintenance of fire alarms and lift system and general maintenance and upkeep of the building. Please enquire for further details and charges.

EPC - D Rating

LEGAL COSTS -Each party to bear their own legal and professional costs incurred

VIEWING ARRANGEMENTS -

Swift Property Services
Lydia Crane 01267 231394
lydia@swiftpropertyservices.co.uk

Ben Hutchison 01267 231394
ben@swiftpropertyservices.co.uk

PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Sales & Commercials and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983

Energy Performance Certificate

Non-Domestic Building



Lyric Buildings
King Street
CARMARTHEN
SA31 1BH

Certificate Reference Number:
0250-0437-7929-6329-6096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 77

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	4371
Building complexity (NOS level):	4
Building emission rate (kgCO ₂ /m ² per year):	70.23
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

25

If newly built

66

If typical of the existing stock

SUPPLEMENTARY PLAN 2

TITLE No. WA 830305



This official copy is issued, and shows the state of this title plan, on 16 May 2018 at 13:40:13.
It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by HM Land Registry, Wales Office.
© Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey.
Licence Number 100026216.

THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. ORDNANCE SURVEY DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

DO NOT SCALE FROM THIS DRAWING.

Paper size
A2

D		
C		
B		
A		
REV	DESCRIPTION	DATE

DR Design

Architectural Services
 Davies Richards Design Ltd.
 Llandelo - 01856 823311
 Mumbles - 01792 367892
 E:AMM@drdesign.co.uk
 W:www.drdesign.co.uk

CLIENT: M&M Property Asset Management LLP

JOB TITLE:

Lytic Buildings
 King Street
 Carmarthen
 SA31 1BH

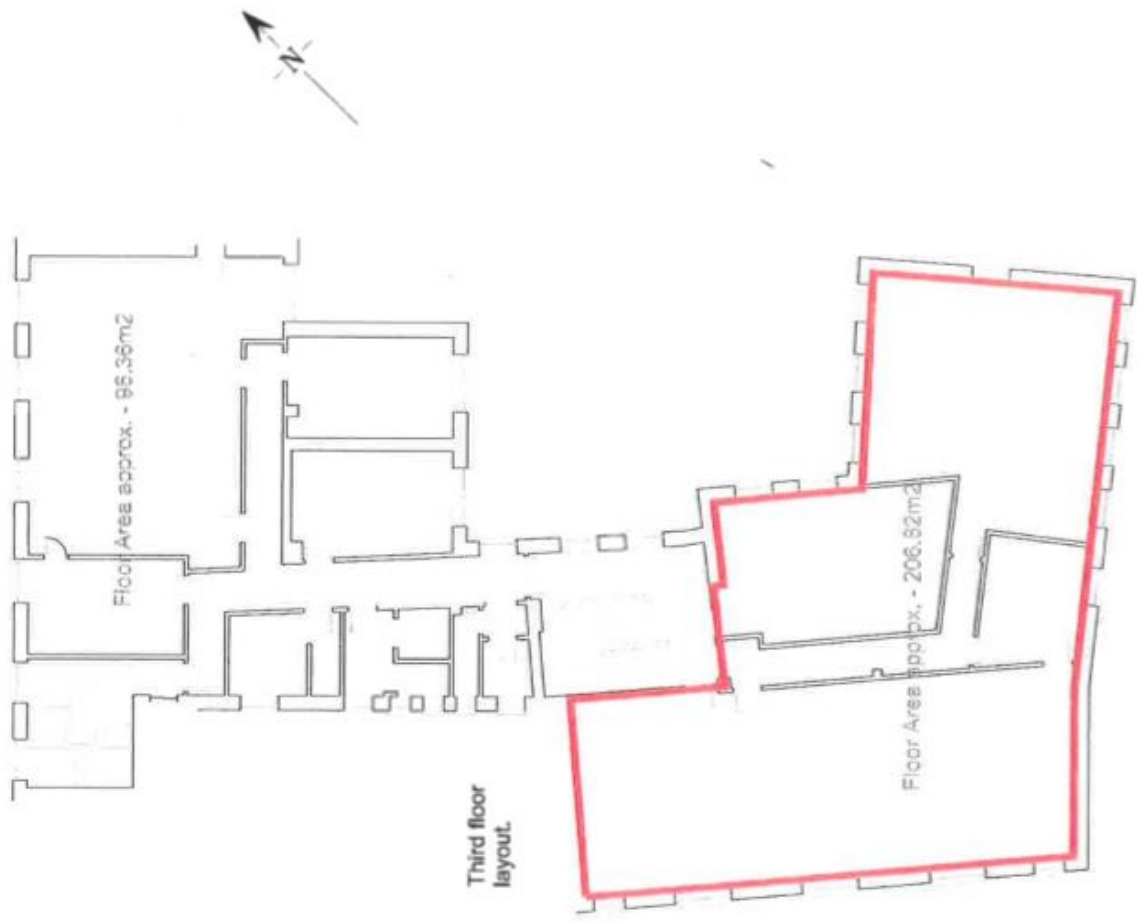
DRAWING TITLE:
 Third floor
 layout plan.

Original User: DR-12

SCALE: 1/100 on A2

DRAWN BY: CJW DATE: Oct 2014

PLAN No
CW411/02



Third floor
layout.

DO NOT SCALE FROM THIS DRAWING.

Paper size
A2

D	
C	
B	
A	Front allocation
REV	DESCRIPTION
	DATE

24.2.16

DR

Design

Architectural Services
Davies Richards Design Ltd.
Llandalo - 01568 823331
Humbles - 01792 347892

E:MAIL: info@drdesignarchitectural.com
W:EB: www.drdesignarchitect.com

CLIENT: M&M Property Asset
Management LLP

JOB TITLE:

Lyric Buildings
King Street
Carmarthen
SA31 1BH

DRAWING TITLE:
Third floor
layout plan.

SCALE: 1/100 on A2

DRAWN BY: CJW DATE: Oct 2014

PLAN No
CW411/02

REV/REV
A

