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TO LET

Clifton Garage, Laugharne, Carmarthenshire, SA33 4QG

A unique opportunity to lease Clifton Garage, a business and property located in the popular coastal township of Laugharne, Carmarthenshire. The property could suit a range of occupiers, it would be suited to the continued use as a motor garage, it could be used for a range of other purposes subject to any necessary planning consent or change of use. Internally the premises measures just over 160 sq mtrs, 1725 sq ft and is comprised of 2 large workshops with a reception, private office, WC and second floor mezzanine which is currently used for storage. Forecourt parking for up to 14 vehicles. Being offered with all equipment which includes a Boston fully automated one man MOT station (we are told by the owner this is worth approx. £60,000 new). For all enquiries please contact Swift Property Services.



£18,000 pa



LOCATION - The property is set in the heart of the beautiful coastal township of Laugharne, which lies at the estuary of the river Taf. It is an extremely popular tourist destination with a well preserved castle, various thriving bars and cafes and it is particularly famous as the place where the poet Dylan Thomas once lived. It has recently been the setting for the BBC Welsh drama series "Keeping Faith".

THE GARAGE - The property lends itself to many other uses but for over 50 years it has served the community as a busy local garage, with the present owner being there since 1992. Currently it has a fully automated one man MOT station. The Boston MOT testing equipment is included in the letting and was recently updated. Alongside the testing station is a separate workshop with a hydraulic lift. All other equipment and tools are also included. There is a large car sales forecourt which provides parking for up to 14 vehicles; a fully fitted office with computer equipment; a WC/washroom and a waiting area with seating. In addition there is a large loft area which has previously been used as an upholstery and trimming business but could lend itself to other uses. The business is trading as usual – not only as an MOT testing station but servicing and repairs to vehicles including marine and outboard engines, agricultural machinery, cycles, and motor homes and campers. A training module would be available for any potential MOT testers.

COMPOSITION - A predominantly steel framed and clad building. Internally comprised of 2 large workshops, measuring approx 66 and 64 sq mtrs respectively. The main workshop has a reception/ waiting room, private office and WC along with a lobby which connects the two workshops. There is a second floor mezzanine level above the waiting room and office which is currently used for storage. Both workshops have roller shutter doors.

SERVICES - Mains electricity, water and drainage. The owner has a system in place which produces 3 phase power.

RATES - Rateable value approx £2,800. Currently no rates payable due to small business rates relief.

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 Relocations Ltd and it would be the responsibility of the occupier 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



Clifton Garage
Clifton Street
Laugharne
CARMARTHEN
SA33 4QG

Certificate Reference Number:
0550-0831-3659-7002-9092

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

E 101-125

◀ 116 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	205
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	36.58
Primary energy use (kWh/m ² per year):	216.39

Benchmarks

Buildings similar to this one could have ratings as follows:

19	If newly built
63	If typical of the existing stock