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## FOR SALE

**54-55 Water Street, Carmarthen, Carmarthenshire,  
SA31 1RH**

Swift Property Services are pleased to market this investment opportunity in the heart of Carmarthen. 54-55 Water Street is a former commercial property which has full planning permission to convert it to 5 residential apartments. Water street is just a couple of minutes walk from the town centre and the range of amenities it has to offer. The owner has invested heavily in the building and partially completed the work, mainly consisting of structural work to the building and 3 of the apartments are ready for the first fix.



**£140,000**

**Freehold**



## MEASUREMENTS / DESCRIPTION

**THE BUILDING** - Traditional stone building with a new slate roof installed by the current owner. The building was formerly a local chip shop/restaurant & accommodation comprised over 2 floors. There is a large stone outbuilding to the rear which is included within the planning application to be developed in to two of the apartments.

**PROPOSED APARTMENTS** - The owner has planned and carried out a variety of structural works to allow Two 1 bedroom apartments on the ground floor of the main property with a 2/3 bedroom apartment above. We have been informed by the owner that this part of the property is virtually ready for the first fix.

The plans then allow a further Two 2 bedroom apartments to be created in the outbuilding to the rear. The owner has carried out extensive preparatory work for construction works to begin in the barn/outbuilding.

**PLANNING** - The full planning application and documents can be found in the planning section of Carmarthenshire County Councils website under planning ref no: W/35416

The sum due for affordable housing contribution due to Carmarthenshire Country Council has already been made by the current owner.

**SERVICES & RATE** - We are advised that mains gas, electricity and water run in to the building.

**Rates** - A single occupancy rate of council tax band B being paid by the owner with the remainder of the building zero rated while development is taking place.

**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 & Commercial 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 Sales & Commercial Ltd - Company reg: 7238246

