

93 St Catherine Street, Carmarthen SA31 1RF

Offers In Region of £250,000 Freehold

FOR SALE | AR WERTH



Description

93 St Catherine Street, Carmarthen, SA31 1RF is a substantial freehold investment property ideally suited to landlords and investors, comprising six independent units, including two ground floor commercial premises and four self-contained one bedroom residential units, all currently let and occupied, generating an attractive gross yield in the region of 12% with an approximate annual income of £29,920. The residential accommodation is understood to be compliant with current Welsh letting standards, with EICRs and gas safety certificates in place, and mains-powered, interlinked smoke alarms installed throughout in accordance with regulations. The property is located in a convenient and well-established position within Carmarthen town centre, offering strong ongoing demand and reliable rental performance. The property is offered freehold and presents an excellent opportunity for investors seeking an immediate income stream with minimal initial outlay. Please note, the vendor is only prepared to sell to a purchaser intending to retain the existing tenants. For further information or to arrange a viewing, please contact Swift Property Services on 01267 231394 or info@swiftpropertyservices.co.uk



Rooms & Descriptions

Location: 93 St Catherine Street occupies a convenient and central position within the heart of Carmarthen, the historic county town of Carmarthenshire, offering easy access to a wide range of shops, cafés, services and leisure facilities, including St Catherine's Walk Shopping Centre just a short walk away. The property also benefits from excellent transport links, with Carmarthen railway station and key road routes nearby, providing convenient connections across West Wales and beyond. This well-established town centre location combines everyday practicality with strong local amenities, making it an attractive setting for both residential and commercial use.

Tenure: Freehold

EPC (Energy performance Certificate): The property comprises a mix of residential flats and commercial units with varied Energy Performance Certificate (EPC) ratings, including Flat A rated E (49), Flat B rated E (41), Flat C rated E (42), Flat D rated C (69), Shop 1 rated B (37), and Shop 2 rated C (52), indicating a range of energy efficiency levels across the building, with scope for targeted improvements to further enhance performance and reduce running costs where required.

Council Tax: All residential units within the property are assessed as Council Tax Band A, representing one of the lower council tax bands and therefore comparatively modest annual charges, with billing and local services administered by Carmarthenshire County Council

Services: All properties within the building are connected to mains water and mains sewerage and are located within an area offering high-speed broadband availability, while heating is predominantly electric throughout, with the exception of Flat D, which benefits from mains gas central heating; we are also advised that the properties comply with current regulations, with valid EICR and gas safety certification in place where applicable, mains interlinked smoke detectors installed throughout, and appropriate occupation contracts in operation.

Construction: The property is understood to be of traditional construction, with the original structure comprising sandstone or limestone walls as built, together with later extensions of timber frame construction.

Floor Area: The approximate internal floor areas are as follows: Flat A extends to around 47 sq m (approximately 506 sq ft), Flat B to around 42 sq m (approximately 452 sq ft), Flat C to around 39 sq m (approximately 420 sq ft), Flat D to around 48 sq m (approximately 517 sq ft), Shop 1 to around 32 sq m (approximately 344 sq ft), and Shop 2 to around 14 sq m (approximately 151 sq ft), with all measurements being indicative and provided for guidance purposes only.

Chain Free:

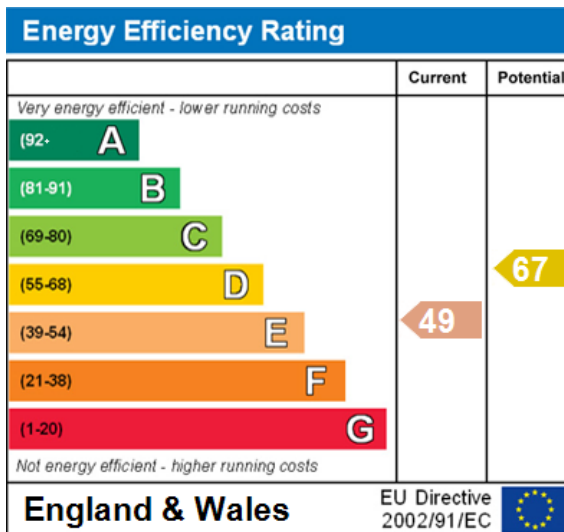
Rental Income: The property currently produces a total gross rental income of approximately £29,920 per annum (equating to around £2,493 per month). Shop 1 is let at £400 per calendar month (£4,800 per annum) from May 2025, Shop 2 at £250 per calendar month (£3,000 per annum) since 2014, Flat A at £340 four-weekly (approximately £4,420 per annum) occupied since 1990, Flat B at £475 per calendar month (£5,700 per annum) from March 2022, Flat C at £525 per calendar month including electricity (£6,300 per annum) from October 2020, and Flat D at £475 per calendar month (£5,700 per annum) from February 2017. Based on the current asking price of £250,000, this represents an attractive gross yield of approximately 12.0%, offering a strong and well-established income return across both the commercial and residential elements of the building.

Please Note: These property details do not constitute any part of an offer or contract. All floor plans, virtual tours, and measurements are provided for guidance only and are approximate. Prospective purchasers should satisfy themselves as to all aspects of size, layout, condition, access, and planning matters through their own inspections and enquiries. No services, systems, or appliances have been tested by Swift Relocations, and it will be the responsibility of the purchaser to ensure their satisfactory operation. Photographs may have been taken using a wide-angle lens and may depict items not included in the sale. Swift Property Services is the trading name of Swift Relocations Ltd (Company Registration Number: 7283983).

Floor Plan

Property Features

EPC Certificate



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