

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



FOR SALE

5 Lammas Street, Carmarthen. SA31 3AD

Swift property services are pleased to offer this three storey property with off road parking to the rear, comprising of a ground floor commercial premises and two flats above, available for sale on Lammas Street, within Carmarthen town centre. Well positioned, with a high level of footfall and within easy access of the great range of amenities that Carmarthen town centre has to offer. Situated within easy access of transport links including bus and train stations. Historically the property has remained under the same family ownership for 80 years. Over the last 30 years the property has been let on a commercial and residential basis, primarily operating as a cafe with no void periods. The property offers a great deal of potential to a buyer offering a commercial premises, living accommodation and parking all in one location.



£240,000

Freehold





MEASUREMENTS / DESCRIPTION

LOCATION - The property is located on Lammas Street in Carmarthen which is home to Pandora, Shoe Zone, Halifax, Swansea Building Society, HSBC, and many independent boutique shops. Located just behind the property is the popular Merlins Walk Development with many national occupiers including Argos, Claire's, Holland and Barrett, Specsavers and Subway. The property benefits from being in close proximity to the Wilko pay and display car park. Carmarthen is the county town administrative centre of Carmarthenshire in south west Wales. The town is located approximately 87 km (54 miles) west of Cardiff, 48 km (30 miles) west of Swansea, 48 km (30 miles). Carmarthenshire has a resident population of approximately 185,000 with approximately 15,000 living in Carmarthen. The town benefits from an excellent catchment in excess of 250,000 people within a 40 minute drive. Carmarthen benefits from good transport links being located on the intersection of the A40 and A48 dual carriageway. The A48 provides direct access to the M4 motorway approximately 25 km (16 miles) to the south east, providing access to Swansea, Cardiff and the national motorway network.

DESCRIPTION: An established three storey property with off road parking to the rear, comprising of a ground floor commercial premises and two flats above, available for sale on Lammas Street, within Carmarthen town centre. Well positioned, with a high level of footfall and within easy access of the great range of amenities that Carmarthen town centre has to offer. Situated within easy access of transport links including bus and train stations. Historically the property has remained under the same family ownership for 80 years. Over the last 30 years the property has been let on a commercial and residential basis, primarily operating as a cafe with no void periods. The property offers a great deal of potential to a buyer offering a commercial premises, living accommodation and parking all in one location. For an investor, the property could be utilised for a range of uses and offers the prospect of three separate rental incomes or one larger income for the whole premises. While the property is offered for sale the owners would consider proposals that might include leasing, or leasing with an option to buy.

. Please see our virtual tour for a good insight as to what this property has to offer. Download our brochure for further information. Please contact Swift property Services for viewings on 01267231394 / info@swiftpropertyserices.co.uk

GROUND FLOOR: Commercial premises. Building has Front and side access. Parking via side Access. Layout comprises of cafe, lobby (providing side access and access to first floor), store room opening to kitchen. Floor space approximately 77 sq mtrs

FIRST FLOOR: Flat 1. Bedroom/store room, bathroom, kitchen and living room. Hallway providing access to second floor (Flat 2) and ground floor commercial. Floor space measures approximately 58 sq mtrs.

SECOND FLOOR: Flat 2. Two bedrooms, shower room and open plan living room / kitchen. Access to first floor. Floor space approximately 52 sq mtrs

ACCOMODATION: The property provides circa 625 sqft (190 sq mtrs)

BUSINESS RATES: Rateable value approx £11,500.00

USE: The property benefits from Restaurant & Cafe use (A3). There is potential for alternative uses subject to planning consent.

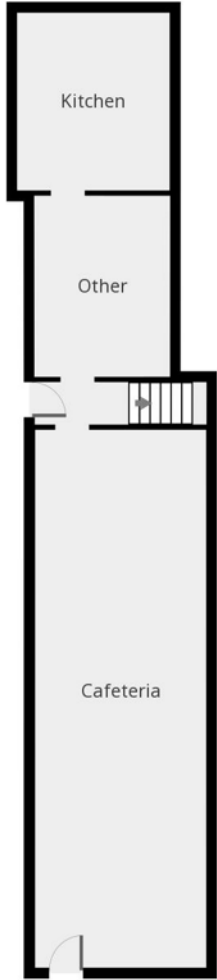
LEGAL COSTS: Each party to bear their own legal and professional costs incurred.

SERVICES: Mains electricity and water.

VIEWINGS Please contact Swift Property Services on 01267231394 / info@swiftpropertyservices.co.uk to arrange an appointment.

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 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

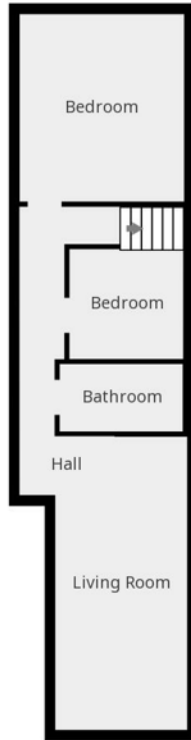
Ground Floor



1st Floor



2nd Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPHA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA 937731	
ORDNANCE SURVEY PLAN REFERENCE	SN 4120	Section F	Scale 1/1250
ADMINISTRATIVE AREA		CARMARTHENSHIRE / SIR GAERFYRDDIN © Crown copyright	

CARMARTHEN



Energy Performance Certificate

Non-Domestic Building



Humble Pie
5 Llanmas Street
CARMARTHEN
SA31 3AD

Certificate Reference Number:
0230-0230-9772-8498-8002

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



99 This is how energy efficient the building is.

Less energy efficient

Energy Performance Certificate



Flat 1, 5, Llanmas Street, CARMARTHEN, SA31 3AD

Dwelling type: Mid-floor flat Reference number: 8070-6328-9250-0814-8202
Date of assessment: 04 August 2020 Type of assessment: RdSAP, existing dwelling
Date of certificate: 05 August 2020 Total floor area: 70 m²

Use this document to:

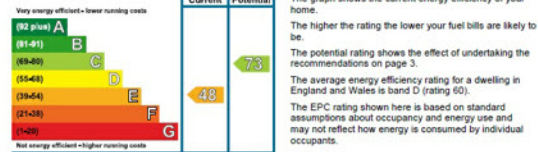
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,335
Over 3 years you could save	£ 2,112

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 201 over 3 years	You could save £ 2,112 over 3 years
Heating	£ 2,928 over 3 years	£ 1,470 over 3 years	
Hot Water	£ 1,209 over 3 years	£ 552 over 3 years	
Totals	£ 4,335	£ 2,223	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Energy Performance Certificate



Flat 2, 5, Llanmas Street, CARMARTHEN, SA31 3AD

Dwelling type: Top-floor flat Reference number: 0548-7054-6218-9480-3210
Date of assessment: 04 August 2020 Type of assessment: RdSAP, existing dwelling
Date of certificate: 13 August 2020 Total floor area: 63 m²

Use this document to:

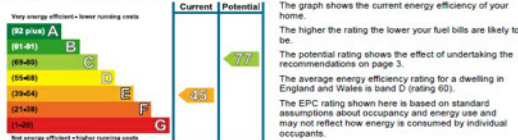
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,915
Over 3 years you could save	£ 2,535

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 153 over 3 years	£ 183 over 3 years	You could save £ 2,535 over 3 years
Heating	£ 3,012 over 3 years	£ 882 over 3 years	
Hot Water	£ 750 over 3 years	£ 315 over 3 years	
Totals	£ 3,915	£ 1,380	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient