

lot 82

18 King Street
Carmarthen, Carmarthenshire SA31 1BN

Rent
£30,066
per annum
exclusive with
485 sq m
(5,221 sq ft)
offices
available to let

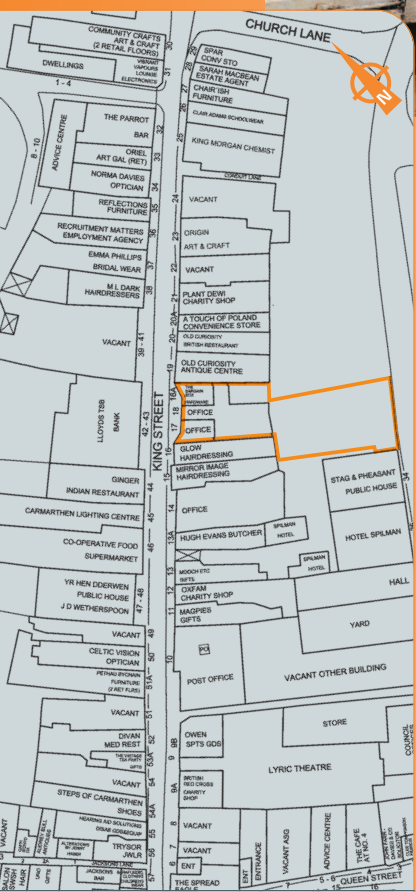
Freehold Retail/Office Investment

- Comprises two retail units with modern self-contained offices
- 485 sq m (5,221 sq ft) offices available to let
- Prominent position in historic market town

- Nearby occupiers include Lloyds TSB, Co-Op Supermarket and a Wetherspoon's Public House
- Active management potential



On the Instructions
Helix
Property Advisors



Location

Miles: 27 miles north-west of Swansea
60 miles west of Cardiff
Roads: A40, A48, M4
Rail: Carmarthen Railway Station
Air: Cardiff International Airport

Situation

The property is situated in a prominent position on the southern side of King Street, one of the main town centre thoroughfares. Nearby occupiers include Lloyds TSB, Co-Op Supermarket and a Wetherspoon's Public House.

Description

The property comprises two ground floor retail units with offices over ground and first floors. The office accommodation is accessed via entrances to the front and rear of the property and comprises open plan space with the benefit of raised floors, air conditioning and suspended ceilings.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reversion |
|---------------|---------|----------------------------------|-------------------------------------|-----------------------------|----------------|------------|
| Ground | Retail | 192.86 sq m (2,076 sq ft) | LOCAL WORLD LIMITED (1) | 5 years from 31/12/2012 (2) | £23,566 | 01/12/2017 |
| First | Offices | 179.11 sq m (1,928 sq ft) | | | | |
| Ground | Retail | 53.51 sq m (576 sq ft) | INDIVIDUALS (t/a Nlyth Nest) | 2 years from 01/09/2014 (3) | £6,500 (4) | 31/08/2016 |
| Ground | Offices | 285.11 sq m (3,069 sq ft) | VACANT POSSESSION | | | |
| First | Offices | 199.93 sq m (2,152 sq ft) | | | | |
| Totals | | 910.52 sq m (9,801 sq ft) | | | £30,066 | |

- (1) For the year ending 29th December 2013, Local World Limited reported a turnover of £230,579,000, pre-tax profits of £12,749,000 and a total net worth of £5,004,000. (Source: www.riskdisk.com 17/09/2014)
- (2) The lease to Local World Limited provides a mutual option to determine on or at any time after 1st December 2015, subject to 6 months' notice.
- (3) The lease provides an option to determine on the first anniversary of the term, subject to 3 months' notice.
- (4) The rental income has been annualised.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Jo Seth-Smith
Tel: +44 (0)20 7034 4854.
Email: jo.seth-smith@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Reed Smith
The Broadgate Tower, 20 Primrose Street,
London EC2A 2RS.
Tel: +44 (0)20 316 2862.
Email: jmcarter@reedsmith.com
Ref: Jo Carter.