

lot 28

14/15 Guildhall Square Carmarthen, Carmarthenshire SA31 1PR

Rent
£36,750
per annum
exclusive

Freehold Retail Investment

- Two Retail Units with majority let to Waterstones Booksellers Limited
- One Retail Unit offered with Vacant Possession
- Town Centre Location on Pedestrianised Retailing Thoroughfare
- Nearby occupiers include BHS, WHSmith, Barclays Bank and Caffè Nero



On behalf of

CBRE
GLOBAL
INVESTORS



Location

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

Situation

The property is situated within Carmarthen town centre on the southern side of the pedestrianised Guildhall Square. The £74m St Catherine's Walk retail development is situated a short walk to the north and houses retailers including Debenhams, Apollo Cinema, Pizza Express, River Island and New Look. Other nearby occupiers including BHS, WHSmith, Barclays Bank and Caffè Nero.

Description

The property comprises two retail units, 14 Guildhall Square which is arranged over ground, first and second floors, and 15 Guildhall Square which is arranged over ground and basement.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson. Telephone: +44 (0)20 7034 4861.

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
14	Ground	Retail	153.47 sq m	(1,652 sq ft)	WATERSTONES BOOKSELLERS LIMITED (1)	Approx 6 years 5 months from 18/05/2012 on a full repairing and insuring lease	£36,750	14/10/2018
	First Second	Retail/Ancillary Ancillary (2)	186.74 sq m Not Measured	(2,010 sq ft)				
15	Ground	Retail	60.73 sq m	(654 sq ft)	VACANT POSSESSION			
	Basement	Ancillary	56.35 sq m	(607 sq ft)				
Totals			457.29 sq m (4,923 sq ft)				£36,750	

(1) Waterstones are booksellers and currently trade from approximately 250 branches throughout the UK.
(Source: www.waterstones.com 08/06/2015)

(2) The second floor is accessed via a hatch and is not currently being used by the tenant.

For further details please contact:

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Buyer's Legal Report Service

Dentons UKMEA LLP
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Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details

DENTONS

Seller's Solicitors:

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