

Job Centre Plus, John Street, Carmarthen, Carmarthenshire SA31 1QT

Freehold Office Investment

Lot 18

£65,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Office	277.8 sq m (2,990 sq ft)	THE SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT t/a Job Centre Plus	From 01/04/2018 until 31/03/2027 on a full repairing and insuring lease (1)	£65,000 (2)	31/03/2023
First	Office	258.7 sq m (2,785 sq ft)				
Second	Office	245.6 sq m (2,644 sq ft)				
Total		782.1 sq m (8,419 sq ft)			£65,000 (2)	

- The lease is on full repairing and insuring terms subject to an arrangement during the period where the Government or a Government Department is the tenant where generally the Government will be self-insuring i.e. there is no requirement for the tenant to insure and no entitlement for the landlord to reinstatement as set out in Schedule 9 of the Lease.
- The lease provides for a rent free period from 1st April 2018 until 1st January 2020. The seller will pay the buyer monies equivalent to £65,000 per annum exclusive from completion of the sale until the end of the rent free period. Therefore the property will produce £65,000 per annum exclusive from the completion of the sale.

Key Details

- Let to The Secretary of State for Communities and Local Government on a renewed lease until 2027 (no breaks)
- Town centre location
- Adjacent to the town's main car park (454 spaces)
- The tenant has been in occupation since at least 1995
- Long term residential redevelopment potential (subject to consents)
- Nearby occupiers include Topshop, H&M, River Island, Next, Costa Coffee and Pizza Express

Location

Miles: 30 miles north-west of Swansea
Roads: A40, A48, A483, M4
Rail: Carmarthen Railway Station
Air: Swansea Airport

Situation

The property is prominently situated in the heart of the town centre, between the town's main car park (454 spaces), the central redeveloped retailing zone and St Catherine's Walk. Nearby occupiers include Topshop, H&M, River Island, Next, Costa Coffee and Pizza Express.

Description

The property, an attractive former church building, comprises office accommodation on the ground, first and second floors. The offices benefit from suspended ceilings with inset lighting. The property may be suitable for long term residential redevelopment (subject to consents).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

Band C. See legal pack at acuitus.co.uk



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