# Carmarthen, Carmarthenshire SA31 1QT

**Freehold Office Investment** 





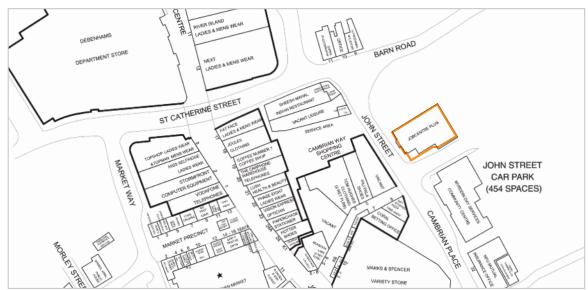




# **Tenancy and accommodation**

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

- (1) 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.
- (2) 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.



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### Seller's Solicitors: **Addleshaw Goddard LLP** Ms S Ellahi

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- 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
- The tenant has been in occupation since at least
- Long term residential redevelopment potential (subject to consents)
- Nearby occupiers include Topshop, H&M, River Island, Next, Costa Coffee and Pizza

### Location

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

# 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.

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 is applicable to this lot.

## **Six Week Completion**

### **Energy Performance Certificate**

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