

FOR SALE

Darkgate Centre, Darkgate, Carmarthen, Dyfed, SA31 1PS

RESIDENTIAL DEVELOPMENT OPPORTUNITY
Residential units available for development

£800,000

plus VAT



- Existing residential investment opportunity
- 7 x existing newly refurbished 2 bed flats
- Prime town centre location

LCP.

part of MCore

0117 990
2200



searchlcp.co.uk

A GREAT PLACE TO LIVE

An appealing site for residential development.

The area offers a serene and close-knit community environment, with easy access to essential amenities and green spaces. Its historical charm adds a unique touch, while excellent accessibility enhances its overall attractiveness.

The architectural potential makes it a promising prospect for residential development, combining modern living with historical character.



Town Centre location

Tenancy Schedule

Unit	Occupied/Vacant	Area Sq Ft	Rent (£)
Flat 1, 3rd Floor	AST	656.00	£9,000.00
Flat 2	AST	672.00	£9,600.00
Flat 3	AST	656.00	£9,000.00
Flat 4	AST	667.00	£9,000.00
Flat 5	AST	1,029.00	£150.00
Flat 6	AST	656.00	£8,340.00
Flat 7	AST	725.00	£9,000.00
Flat 8	AST	753.00	
Flat 9	AST	693.00	£8,640.00
TOTAL		6,507	£53,940.00

GREAT RESIDENTIAL OPPORTUNITIES

Description

Recently refurbished wing on the second floor in a purpose built office block with residential units on the upper floors.

Access to the upper floors is via a secure front door on Red Street with a lift and stairwell access to each floor.

The available office space is rooms from approx 256 sq ft (23.79 sq m) to 1,283 sq ft (119.19 sq m) with communal male and female WC and kitchen facilities managed by the landlord.



PROMINENT RESIDENTIAL LOCATION

Location - SA31 1PS

This property is strategically positioned in the desirable pedestrianized Red Street in Carmarthen, offering a prime location for the development of residential units. Surrounded by popular amenities like Caffè Nero and Greggs, the vibrant atmosphere adds to the appeal. Additionally, the proximity to well-known brands such as O2, Trespass, Boots, and H.Samuel creates a diverse and bustling environment, making it an excellent opportunity for those looking to build residential units in this prime location.



SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWING

Strictly via prior appointment with the appointed agents:



*Potential occupiers to make own enquiries to clarify accuracy of data

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1166 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. This brochure gives a large amount of [statistical] information and there will inevitably be errors in it. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.



Owned and Managed by

LCP.
part of MCore

0117 990
2200

searchlcp.co.uk



George Watson
M: 07423 662487
E: gwatson@lcpproperties.co.uk

ejhales

Dan Griffiths
M: 07818 553350
E: dan@ejhales.co.uk

A.
Assembly.
Commercial Real Estate
www.assemblycre.co.uk
0203 576 3331

Jamie Mackenzie
M: 07533 348479
E: jamie@assemblycre.co.uk
Kevin Neun
M: 07717 874710
E: kevin@assemblycre.co.uk