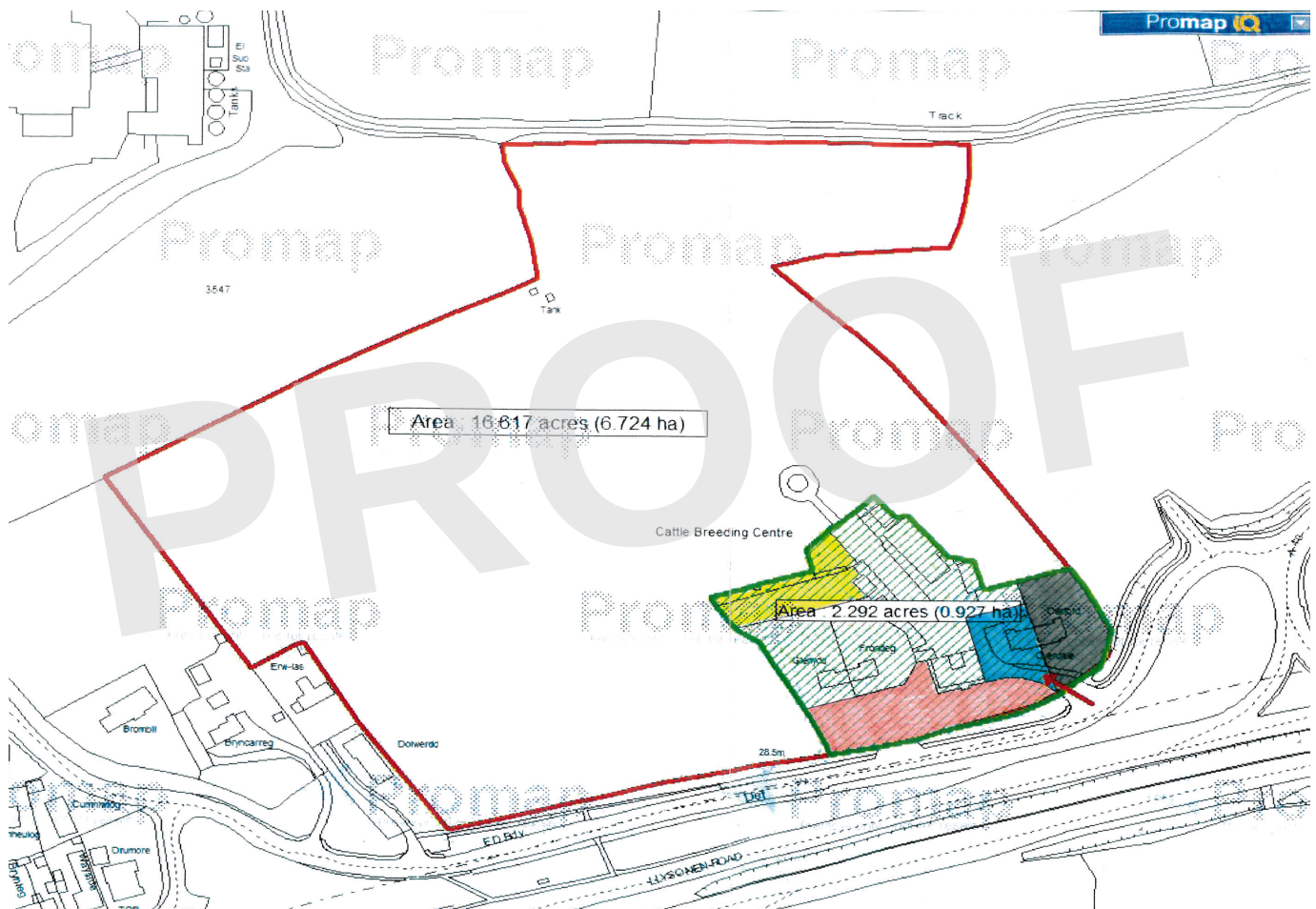


For Sale/To Let

Expressions of Interest Requested

Hotel/Restaurant Use Site Together with Designated Employment Land

Land at Llysonnen Road, Carmarthen West

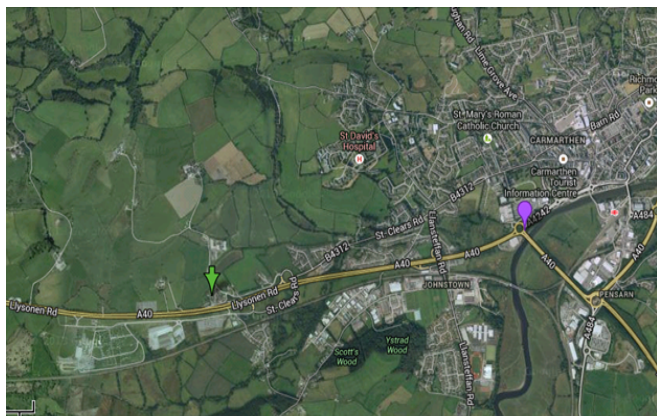


- Employment Land 6.64 Acres (2.69 Ha)
- Hotel/Restaurant - 2.29 Acres (0.93 HA)
- Employment Land
- Good Access to A40 Dual Carriageway



Land at Llysonnen Road, Carmarthen West

Location



The land is located within Travellers Rest which overlooks the main A40 dual carriageway linking St Clears with Carmarthen. The site lies approximately 2 miles South West of Carmarthen Town Centre. The A48 dual carriageway links onto the A448 dual carriageway providing good communications to Junction 49 of the M4 motorway, approximately 14 miles to the South East.

Prominent occupiers in the immediate vicinity include Wynnstay Farmers, Carmarthen Mart and Showground and the largest trade counter/industrial location in Carmarthen known as Cillefwr Industrial Estate.

Description

The land is made up of two parts. Part 1 is the prominent corner 2.29 Acres (0.93 HA) site which is suitable for hotel/restaurant use, subject to all necessary consents being obtained.

The second part is approximately 6.64 Acres (2.69 Ha), (cross-hatched on the attached plan), of land to the left of the hotel/restaurant area which is for employment use.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

Interested parties are asked to make their own investigations with the Local Rating Authority as to the potential assessment of any development on site.

Terms

Terms are open to negotiation in relation to the acquisition or the development of a scheme on the site by the current owners.

All types of uses will be considered which will be subject to the usual planning application.

Service Charge and Building Insurance

If the area of land is split then a service charge may be payable in relation to the joint shared common areas of the estate.

Rent/Price

On application.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Iwan Jones
BJP Chartered Surveyors
01267 236 363
carmarthen@bjpco.com

Jason Thorne
Lambert Smith Hampton
01792 702800
jthorne@lsh.co.uk

December 2013

**Lambert
Smith
Hampton**

01792 702 800
www.lsh.co.uk

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.