

Former Public House

Brewery Road, Carmarthen, SA31 1TB

**Rees Richards
& Blyth**

commercial | residential | rural



FOR SALE

3,321 SQ FT
(308.53 SQ M)

OFFERS IN THE REGION OF
£150,000

Freehold former public
house on a site of approx
0.332 acres, potential
redevelopment (STP)

- Freehold former public house with a total gross internal area of approximately 3,321 sq ft (308.5 sq m)
- Site of approximately 0.332 acres (0.134 ha), enclosed plot
- Potential for a development site, subject to the necessary planning consents
- Extensive tarmacked parking and yard area, with vehicular access

reesrichardsblyth.co.uk

**Rees Richards
& Blyth**

commercial | residential | rural

Summary

Available Size	3,321 sq ft
Price	Offers in the region of £150,000
Rates Payable	£1,380.50 per annum The ground floor will be exempt from business rates once SBRR is applied. Council tax is applicable to the first floor accommodation - Band B
Rateable Value	£2,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

The property comprises a detached, two storey, red brick former public house with a mix of pitched and flat roofs. It is attached to a range of single storey, rendered ancillary buildings which extend to the side and rear. The accommodation is arranged over ground and first floors, with the principal trading areas, service accommodation, WCs at ground level, and rooms are at first floor level.

The building sits within a site of approximately 0.332 acres, which includes a substantial tarmacked forecourt and yard and is bounded by mature trees. The property is now vacant and requires comprehensive refurbishment.

Potential redevelopment site or alternative use, subject to planning.

Location

The property is provided with vehicular access from Brewery Road in Carmarthen, the county town of Carmarthenshire, in West Wales. Carmarthen is a long-established market town on the River Towy. It has a range of retail, leisure, educational and healthcare facilities, together with a mainline railway station.

The town is well placed for the A48 and A40 trunk road corridors, which connect to Swansea and the M4 to the east and to Pembrokeshire and the west coast. The surrounding area is largely residential and the property has good road access.

Accommodation

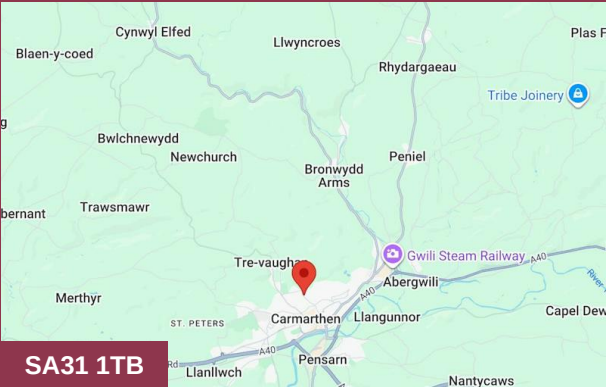
Name	sq ft	sq m	Availability
Ground - Ground Floor	2,756	256.04	Available
1st - First Floor	565	52.49	Available
Total	3,321	308.53	

Specification

- Vehicular access from Brewery Road
- W.Cs
- Kitchen
- Mature tree boundary
- Site area approx 0.332 acres (0.134 ha)
- Tarmacked parking/yard area

Tenure

The Freehold is for sale, asking price - £150,000 (excl VAT)



Viewing & Further Information



Ceri Daniel
07827120389
ceri@reesrichardsblyth.co.uk



Ebony Schwok
07977073894
ebony@reesrichardsblyth.co.uk

In accordance with Anti Money Laundering requirements, we may be required to establish the identity and source of funds of all parties to any sale or leasehold transactions. The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 08/10/2026



