

FREEHOLD INVESTMENT FOR SALE

Capel Dental Care

Mansel Street
Carmarthen,
SA31 1QX

1,784 sq ft
(165.74 sq m)

 [View online](#)

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Capel Dental Care

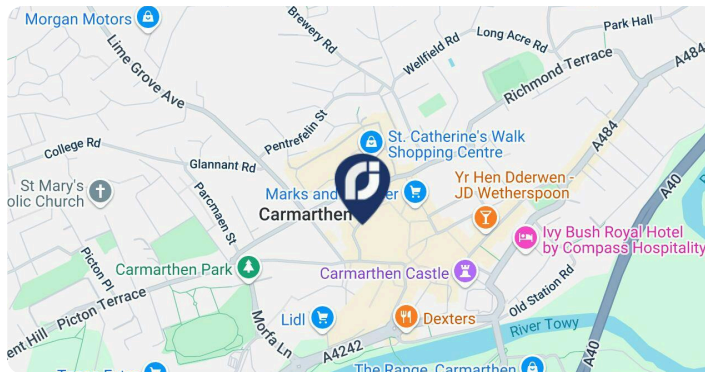


Investment Summary

- An opportunity to acquire single Let Dental Investment Property
- fully let to Portman Healthcare Limited on a 15-year FRI lease from 8th April 2016 expiring 7th April 2031. Subject to tenant break option on 8th April 2026
- Prominent Town Centre Location
- Self-contained converted chapel with rear car park
- RPI linked review on 8th April 2030
- Rent passing at £37,884.62 per annum which equates to £21.23 per sq ft.
- Freehold
- Portman Healthcare Limited had a turnover of £278.9m for the year ending 30th September 2024 with a gross profit of £127.3m

Further Information

- [View On Website](#)



Location

Carmarthen is the county town and administrative centre of Carmarthenshire in South-West Wales. The town is located approximately 87 km (54 miles) north west of Cardiff, 48 km (30 miles) north west of Swansea.

The property occupies a corner position on the intersection of Mansel Street and Market Street. The indoor market is immediately to the East and St Catherine's Walk Shopping Centre is approximately 90 meters walk thereafter.

DESCRIPTION

The subject property is a two-storey, detached, Grade II-listed former chapel that has undergone a high-quality conversion to a dental surgery. The dental surgeries feature clinical-style flooring, modern fixtures with ceramic basins, a contemporary dental chair, and an X-ray machine. The property also includes patient waiting areas and ancillary accommodation. To the rear, there is a car park with space for six vehicles

ANTI MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide certain identification documents, and confirmation of the funding source will also be required.

TENANCY INFORMATION

The property is entirely let to Portman Healthcare Limited at a rent of £37,884.62 on a full repairing and insuring lease for a term of 15 years from 8th April 2016. There is an RPI linked review in April 2030.

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TENURE

Freehold subject to the occupational leases

PRICE

Offers in the region of £450,000 A purchase at this price reflects an attractive net initial yield of 8.01%, after deducting purchasers' costs of 5%

LEGAL COSTS

Each party to bear their own costs

EPC

EPC exempt - Listed building

VAT

Not applicable

Contact Us



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