

121 Rhosmaen Street

Llandeilo, SA19 6EN

BP2

Commercial Property
& Development Land



FOR SALE

2,312 SQ FT
(214.79 SQ M)

£250,000

Prime, Grade II Listed
Freehold Office Investment,
Let in its entirety to NFU
Mutual in Llandeilo Town
Centre

- Prominent, established trading position on Rhosmaen Street, the principal commercial thoroughfare of the highly regarded town of Llandeilo
- Well-secured freehold investment let in its entirety to NFU Mutual
- Newly completed 5 year lease from December 2025, providing a secure and immediate income stream
- Passing rent of £19,100 per annum, providing a Gross Initial Yield of 7.64%
- 4 car parking spaces to the rear

bp2property.com



Summary

Available Size	2,312 sq ft
Price	£250,000
Rates Payable	£6,149.50 per annum
Rateable Value	£12,250
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Listed building

Description

The property comprises an attractive mid-terrace, two storey period building of traditional brick and stone construction beneath a pitched, slate-covered roof, dating from the 19th century and sitting comfortably within the Victorian streetscape for which Llandeilo is well known.

Internally the property provides two ground floor offices together with welfare facilities and storage, three further offices to the first floor, and a basement currently used for storage. To the rear there is parking for approximately four vehicles.

The building is in excellent condition, and is let in its entirety to NFU Mutual, who have occupied the premises for a number of years and have recently renewed their lease, underlining their long-term commitment to the property.

Location

Llandeilo is a highly regarded market town in the heart of Carmarthenshire, renowned for its boutique retail and hospitality offering. Located approximately 15 miles east of Carmarthen and within easy reach of Junction 49 of the M4, the town benefits from good connectivity while retaining its distinctive independent character. 121 Rhosmaen Street occupies a prominent position on the town's principal commercial and retail thoroughfare, at the heart of Llandeilo's busy town centre opposite Cawdor Hotel.

Specification

- Two ground floor office suites, together with kitchen/welfare facilities and ancillary storage
- Three further office suites to the first floor
- Floor coverings throughout
- Plastered and newly painted walls throughout
- Original period features throughout

Terms

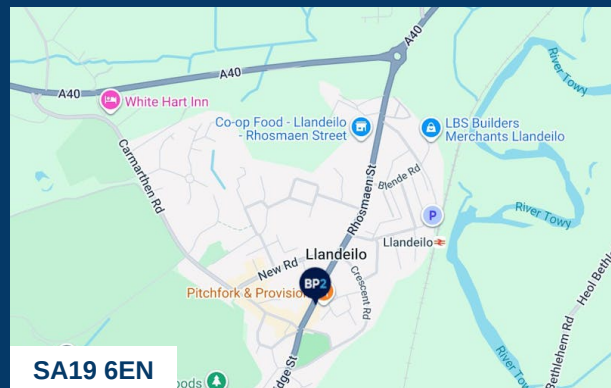
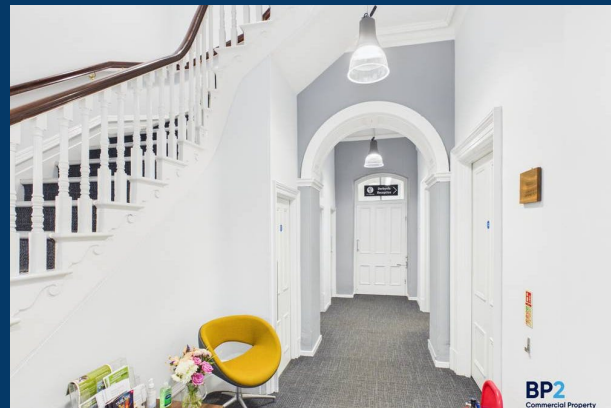
The Freehold interest is for sale - Asking price £250,000

A purchase at the asking price of £250,000 would represent a Gross Initial Yield of 7.64% before costs.

Lease Summary

- Tenant: The National Farmers Union Mutual Insurance Society Limited (NFU Mutual)
- Term: 5 years, from 11 December 2025 to 10 December 2030
- Break Option: Tenant-only break on 11 December 2028, subject to 9 months' prior written notice
- Rent: £19,100 per annum exclusive, payable monthly in advance
- Rent Review: Fixed for the term — no review during the 5-year period
- Repairing Basis: Please refer to the Lease for further details
- Use: Offices only
- Tenure: Freehold, Title Number WA833104

A copy of the Lease is available upon formal expression of interest.



Viewing & Further Information

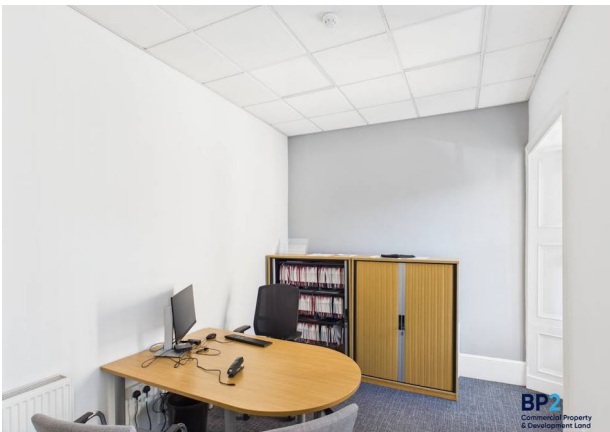


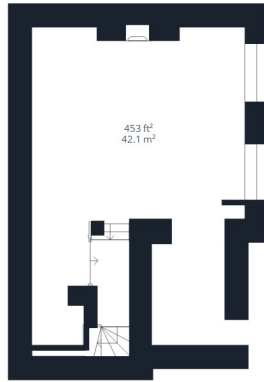
Ceri Daniel

07827120389

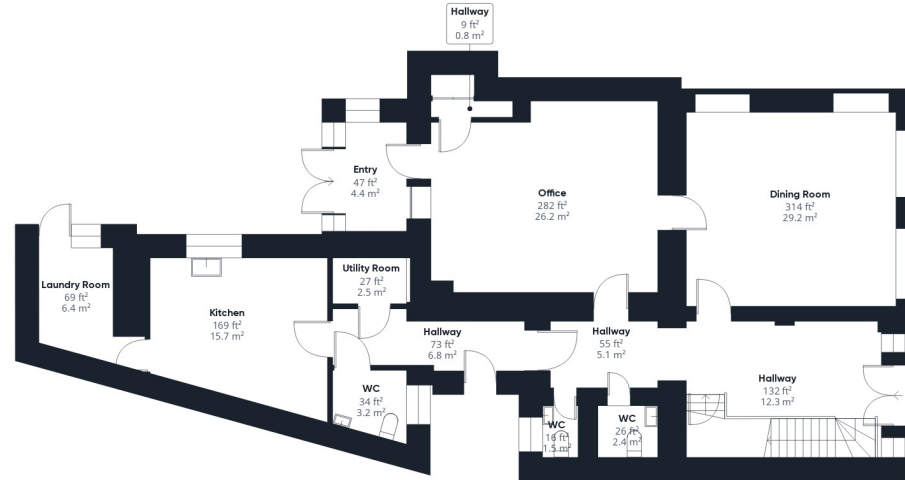
ceri@bp2property.com

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 08/09/2026





Basement

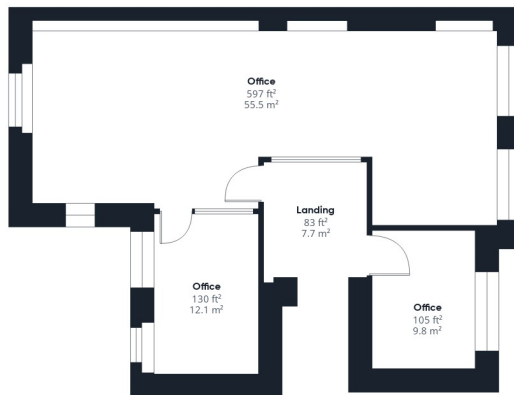


Ground Floor

Approximate total area⁽¹⁾

2629 ft²

244.4 m²



First Floor



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360