

Old Llangunnor Road

Carmarthen, SA31 2BD

BP2

Commercial Property
& Development Land



FOR SALE

0.74 ACRES
(0.30 HECTARES)

£600,000

High quality, well located, secure commercial site with showroom, workshops and yard areas.

- Approx. 0.742 acres
- Prominent position with direct access to the A40
- Freehold
- Potential to sub divide into multiple units and yard areas
- Building area of 6,225 sq ft (579 sq m) in two buildings

Summary

Available Size	0.74 Acres
Price	£600,000
Business Rates	Available upon request. We understand that the property is subject to several assessments and further details can be provided.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The site extends to approximately 0.742 acres and comprises two main buildings with a combined footprint of 6,225 sq ft (579 sq m).

Currently operating as a car sales facility, the accommodation includes, Car sales area and display forecourt, ancillary office space, storage facilities, workshop and repair bays

Externally, there is a substantial yard area which benefits from being enclosed with a security fence, with a single gated access point to the front.

EPC is currently being prepared.

Location

The property is located immediately off Old Llangunnor Road, in a well established and highly accessible position on the periphery of Carmarthen Town centre.

The A40 is directly accessible, providing connections to the wider South and West Wales road network.

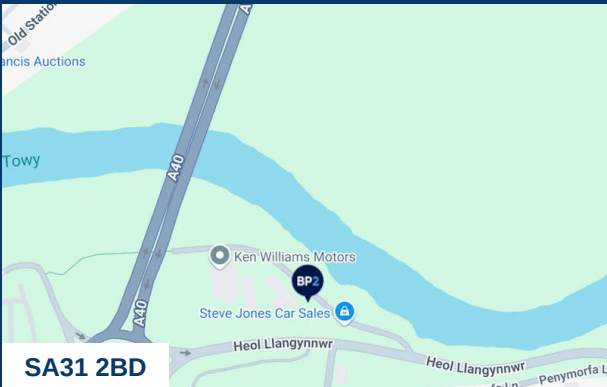
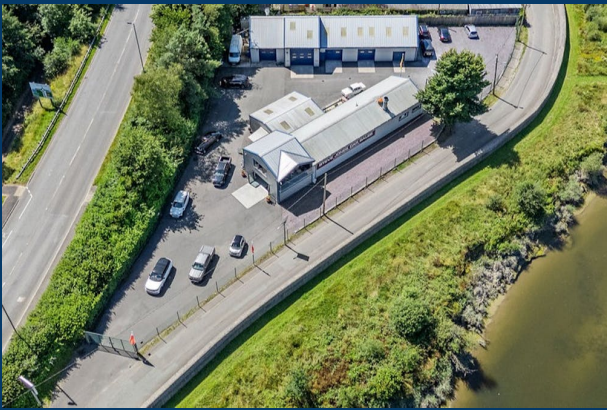
The surrounding area accommodates a mix of commercial and retail occupiers, benefiting from strong passing trade and excellent transport links

Specification

- Car Sales Area & Display Forecourt
- Workshop & Repair Bays
- Ancillary Offices and Storage Facilities
- Securely Fenced Site

Terms

Freehold Sale - Asking Price £600,000.



Viewing & Further Information



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