



35 Blue Street

Carmarthen, SA31 3LE

FREEHOLD FOR SALE

1,678 sq ft
(155.89 sq m)

- Vacant Former Cafe with A3 Use
- Development Potential, Subject to Planning.
- Rear of the Property Adjoins 13 Guildhall Square
- Close Proximity to Carmarthen Bus Station.
- Suitable For a Range of Investors Including Owner Occupiers
- Offers in Excess of £75,000

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Summary

Available Size	1,678 sq ft
Price	Price on application
Rates Payable	£4,819.20 per annum
Rateable Value	£9,600
VAT	Applicable. VAT is payable to the sale price
EPC Rating	Upon enquiry

Description

The property comprises a two-storey building arranged over ground and first floor levels. The ground floor provides a main sales area, with the upper floors offering additional space suitable for further sales or ancillary use. Part of the first floor has previously been utilised for food preparation.

To the rear, the property benefits from access to a shared courtyard, which adjoins the rear of 13 Guildhall Square.

Location

The property is situated on Blue Street, which forms part of a well-established retail parade comprising a diverse mix of retailers, service providers, and food and beverage operators. The unit benefits from a convenient location a short distance from Carmarthen Bus Station, providing good accessibility and links.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales	379	35.21
Ground - Ancillary	78	7.25
1st - Sales	891	82.78
2nd - Ancillary	330	30.66
Total	1,678	155.90

Terms

Freehold with vacant possession

Planning

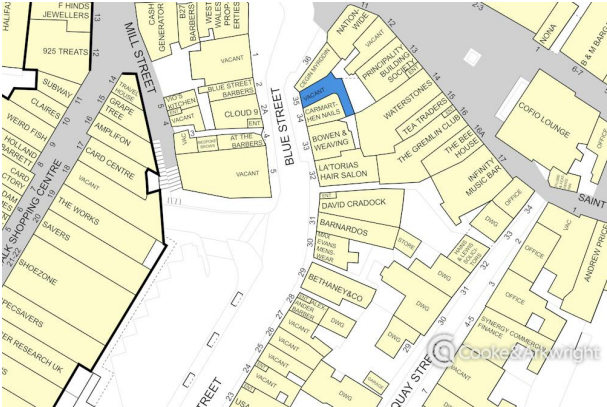
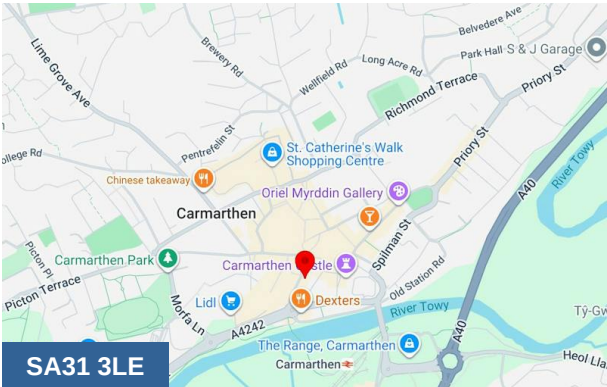
The property benefits from A3 use.

Viewings

Viewings by appointment with sole agents Cooke & Arkwright.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations the tenant will be required to provide statutory proof of identity at the point of agreement of heads of terms.



Viewing & Further Information



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