



Former St John's Church, Priory Street, Caerfyrddin, SA31 1NE

FOR SALE BY ONLINE AUCTION
Former Grade II Listed Church Building

Summary

Tenure	For Sale
Available Size	2,852.57 sq ft / 265.01 sq m
Price	Offers from £50,000
Business Rates	Upon Enquiry
EPC Rating	EPC exempt - Place of worship

Key Points

- For Sale By Online Auction
- Grade II Listed
- No Visible Graves
- Guide Price £50,000
- Town Centre Location
- A buyer's premium fee is payable should a property be sold pre-auction this fee is subject to a minimum fee of £3,995

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Description

The property is a purpose-built former church building. The building is grade II listed as are the external railings. The construction comprises of masonry walls with facing stonework and bathstone quoins to the window openings. There are mainly single glazed windows with some stained glass. The land has no visible graves.

Location

The property occupies a corner plot on Priory Street and The Avenue, Carmarthen and is approximately 1 mile from the A40.

Carmarthen is an historic market town located within the centre of the county of Carmarthenshire, approximately 30 miles to the west of Swansea and 70 miles to the west of Cardiff.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Main Hall	2,524.70	234.55	Under Offer
Ground - Kitchen	88.91	8.26	Under Offer
Ground - Entry Lobby	31.54	2.93	Under Offer
Ground - WC	207.42	19.27	Under Offer
Total	2,852.57	265.01	

Tenure

The property is available freehold with vacant possession being marketed via Online Method of Auction for a guide price of £50,000.

Auction Conditions

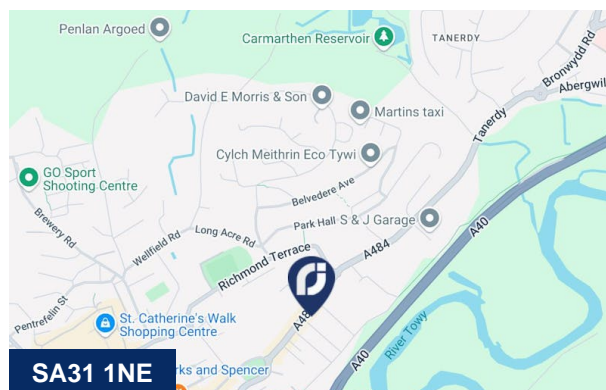
All participants are required to pay a holding fee to bid in the online auction, with the winning bidder also paying a deposit of 10% of the final bid; the holding fee of the winning bidder is retained by the auctioneers. In instances where a property is sold before the auction, no holding fee is necessary, but a buyers' premium is mandatory upon exchange. The completion will take place 28 days post-exchange unless the contract specifies otherwise. Pre-auction offers are welcomed.

Please Note

It is the responsibility of all purchasers to conduct their own investigation with regards to all aspects of the property and seek legal advice. The Legal Pack will be available on our website prior to the auction commencement.

Payments

To bid online you will be required to pay a holding fee this will only be retained should you be the successful bidder. To exchange contracts, you will be required to pay a 10% deposit and sign the contract within 24 hours



Viewing & Further Information



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and complete the transaction paying the balance of funds within 28 days,
(this timescale may vary always read the contract in the Legal Pack for
confirmation).