



FOR SALE

6,835 SQ FT
(634.99 SQ M)

Prominent Showroom &
Workshop located within a
well established Trade Park
in Carmarthen.

- Prominent Roadside Location
- Forecourt Parking
- Modern Showroom with Office Provision
- Rear Workshop with Roller Shutter Access
- Rear Yard Area
- Mezzanine Level

Summary

Available Size	6,835 sq ft
Business Rates	Awaiting re-assessment
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

An excellent opportunity to acquire a prominent showroom and workshop premises, forming part of a larger commercial site in a well-established trading location on the periphery of Carmarthen town. The property is suitable for a range of motor trade or alternative commercial uses, subject to planning.

The premises comprise a single-storey detached building providing showroom, workshop and office facilities. It is of steel portal frame construction with mainly clad elevations and roof covering a concrete floor is provided throughout. Front customer access is provided into the showroom with separate side roller shutter door access to the workshop.

The showroom features suspended ceilings, LED lighting, and a high-quality internal finish, including a mix of laminate and tiled flooring. The property also includes ground and mezzanine office accommodation, staff welfare facilities.

Car parking is provided along the front of the unit. Side yard area which provides access to the workshop.

The main access to the site from Station Approach is shared with the occupiers of the retained buildings and appropriate rights of access will be provided over the forecourt area.

We are advised that the property is not elected for VAT but prospective purchasers should make their own enquiries.

Location

The property occupies a strategic position on Station Approach, opposite the Towns railway station. It is prominently located on the fringe of Carmarthen Town centre, offering easy access to the A40 and wider South West Wales transport network.

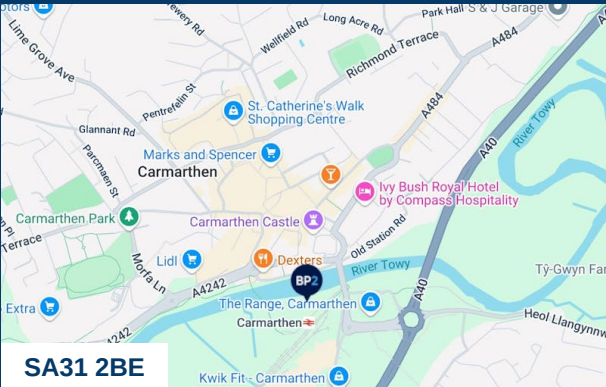
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Showroom	2,626	243.96	Available
Ground - Rear Workshop	3,025	281.03	Available
Ground - Internal Store Room	560	52.03	Available
Ground - Offices	430	39.95	Available
Mezzanine - Offices & Eaves Storage	194	18.02	Available
Total	6,835	634.99	

Specification

- Steel Portal Frame Construction
- Mainly Clad Elevations
- Insulated Roof Covering
- Suspended Ceilings
- LED Lighting
- Roller Shutter & Pedestrian Access



Viewing & Further Information



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- Minimum Eaves 2.97m / Maximum Eaves 4.4m

Viewings

Contact BP2 Property to arrange a viewing.

Terms

Freehold Sale - £700,000

