



FOR SALE - RESIDENTIAL BLOCK INVESTMENT, WITH DEVELOPMENT POTENTIAL

Darkgate Centre, Darkgate, Carmarthen, Dyfed, SA31 1PS

9 residential apartments (two sold off), plus offices producing an income of £102,126 per annum

Offers in excess of £950,000

All enquiries to

0203 576 3331

Assemblycre.co.uk

Assembly.

Commercial Real Estate

Darkgate Centre, Darkgate, Carmarthen, Dyfed, SA31 1PS

9 residential apartments (two sold off), plus offices



Location

The property is located on the corner of Darkgate and Red Street, in the heart of Carmarthen in Wales. Carmarthen is accessed via the A40 and A48, which Join at Carmarthen and then lead to the west coast. The property is also conveniently located approximately 300 metres from Carmarthen Station. Local amenities are excellent, with restaurants, shops and bars located in the town centre.

Description

There are 7x2 bedroom flats on the 3rd floor let on AST's, with a further 2 flats sold off on long leaseholds. There is a total of 20 offices located on the 1st and 2nd floors, with 6 currently vacant. Access to the offices is via a secure front door on Red Street, with a lift and stairs accessing the floors.

Price

Offers in excess of £950,000 (nine hundred and fifty thousand pounds) for the 999 long leasehold interest. **This represents a low capital value of £59.05 psf, which is less than replacement cost.**

The purchaser may qualify for multi-unit relief on stamp duty. They should rely on their own enquiries in this regard.

VAT The premises are not elected for VAT.

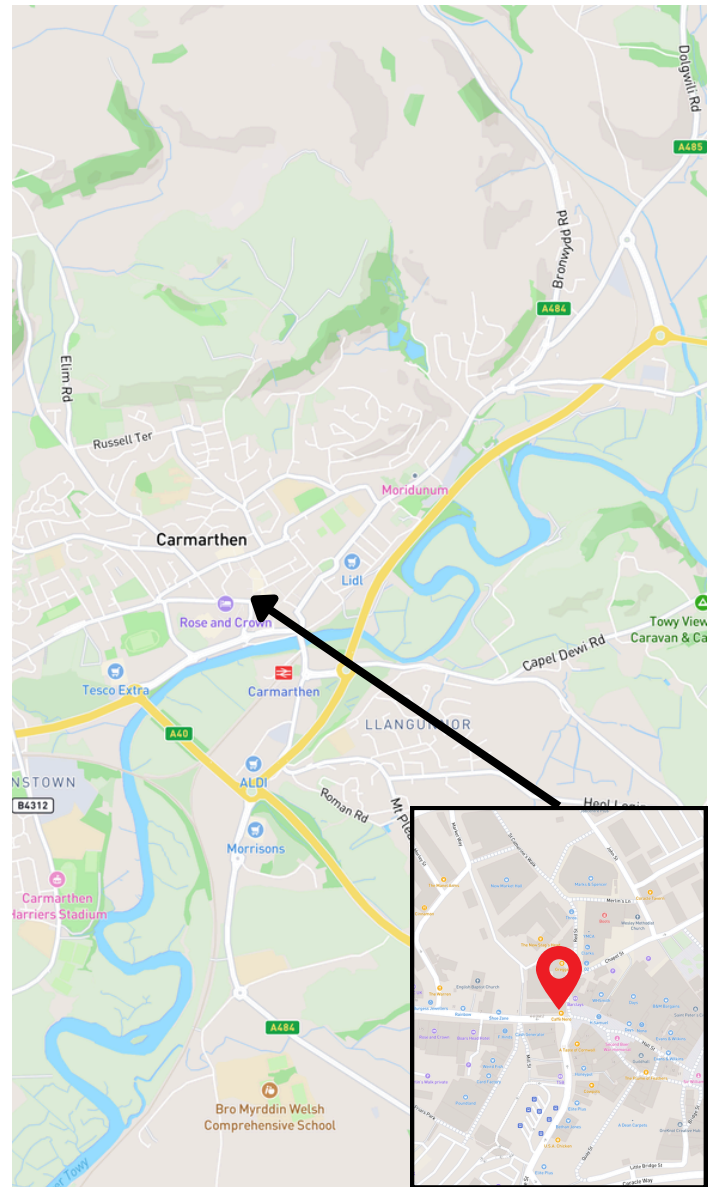
EPC Rating TBC.

Tenure A new 999 year long leasehold at a peppercorn ground rent.

Anti money laundering procedures In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

Tenancy schedule

Please note that all the information in the tenancy schedule has been provided by the landlord and all interested parties are advised to check the validity of it.



Address	Tenant	Sq ft	Lease start	Lease end	Break	Review	S4 ACT	Inclusive	Rent
Units 1-2, 1st Floor	Vacant	777.00							£ -
Unit 3	Llanelli And District Credit Union	321.00	18/08/2020	17/08/2023			Ex	S/C	£ 2,750.00
Unit 4	Vacant	1,283.00						Y	£ -
Unit 5	Vacant	2,098.00						Y	£ -
Unit 6, 2nd Floor	Bevan Buckland LLP	358.00	01/11/2020	31/10/2023			Ex	S/C	£ 3,500.00
Unit 7	Tula Translations Ltd	164.00	23/11/2020	23/11/2023			Ex	S/C	£ 1,886.00
Unit 8	Private Individual	324.00	09/11/2020	08/11/2023			Ex	S/C	£ 3,250.00
Unit 9-11	Vacant	700.00							£ -
Unit 12	Henson Editorial Services	109.00	01/07/2019	30/06/2022			Ex	S/C	£ 3,500.00
Unit 13	Vacant	398.00						Y	£ -
Unit 14	Vacant	414.00						Y	£ -
Unit 15	Pearson Professional Assessments	616.00	10/02/2022	09/02/2029	09/02/2027	09/02/2025	Ex	S/C	£ 7,400.00
Unit 16	WSDAC Limited	145.00	19/07/2021	18/07/2024			Ex	S/C	£ 3,000.00
Unit 17	Private Individual	256.00	13/10/2021	12/10/2024	13/04/2022		Ex	S/C	£ 3,250.00
Unit 18	Access For Students	256.00	01/02/2022	31/01/2025	01/08/2022		Ex	S/C	£ 3,250.00
Unit 20	Secretary of State for Communities	1,360.00	01/09/2017	31/08/2027		01/04/2023	In	N	£ 7,610.00
Flat 1, 3rd Floor	Private Individual	656.00	13/12/2021	28/12/2022			Ex	Y	£ 9,000.00
Flat 2	Private Individual	672.00	04/10/2021	03/04/2023			Ex	Y	£ 9,600.00
Flat 3	Private Individual	656.00	07/08/2021	06/03/2023			Ex	Y	£ 9,000.00
Flat 4	Private Individual	667.00	05/08/2021	Periodic			Ex	Y	£ 9,000.00
Flat 5	Private Individual	1,029.00	23/12/2020	21/12/2145			Ex	N	£ 150.00
Flat 6	Private Individual	656.00	21/07/2020	20/07/2023			Ex	Y	£ 8,340.00
Flat 7	Private Individual	725.00	21/07/2020	Periodic			Ex	Y	£ 9,000.00
Flat 8	Private Individual	753.00	18/11/2022	17/11/2147			Ex	N	£ -
Flat 9	Private Individual	693.00	29/07/2022	28/01/2023			Ex	Y	£ 6,640.00
Total		16,087							£ 102,128

Contact owners sole agents:

Assembly CRE

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

