

For sale

1 Corvus Terrace, Carmarthen, St Clears, SA33 4NW

For further information
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Location

St Clears is located in South West Wales in Carmarthenshire and is situated to the West of Carmarthen. It is located at the junction of the A40, A477 & A4066. The town lies approximately 22 miles east of Haverfortwest, 9 miles west of Carmarthen, 35 miles north west of Swansea.

The town centre cater for the local community with a variety of small local shops. Agriculture and tourism play a vital part in the local economy. The property is situated fronting Corvus Terrace and Pentre Road. The area is a mix of residential and commercial occupiers with predominantly local traders. Nearby occupiers include NFU Mutual, St Clears Pharmacy, Corvus Inn and Cruftz Cuts,



Description

The property comprises of a two storey end terraced building of solid brick construction with rendered elevations under a pitched slate roof.

Internally, the ground floor was the former banking hall having concrete floors with carpet tile coverings; timber glazed windows, plastered walls and suspended ceilings with surface fluorescent strip lighting. The upper floor comprises of staff room facilities and ancillary area with timber floors with carpet tiles coverings and plastered walls and ceilings. The property is heated by means of gas fired central heating with hot water radiators.

Tenure

Freehold

Price

Offers in excess of £120,000

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business rates

We understand that the property is assessed as follows:

Rateable value: £4,850

UBR (2018/19): £0.514

Rates Payable: £2,492.90

Interested parties should make their own enquiries with the Local Authority to verify this information.

EPC

The Energy Performance report can be made available upon request.

VAT

VAT if applicable will be charged at the standard rate.

Planning

The premises has the benefit of A2 planning consent.

Accommodation

Ground floor:	58.4 sq m	590 sq ft
First Floor:	32.8 sq m	353 sq ft
Total:	91.2 sq m	943 sq ft