

FOR SALE

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

RESIDENTIAL DEVELOPMENT OPPORTUNITY
Office suites available for development

£950,000

plus VAT

- Existing residential investment opportunity with further re-development potential
- 7 x existing newly refurbished 2 bed flats
- Further 10,000 sqft of office space available for further development
- Prime town centre location

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A GREAT PLACE TO LIVE

An appealing site for residential development.

The area offers a serene and close-knit community environment, with easy access to essential amenities and green spaces. Its historical charm adds a unique touch, while excellent accessibility enhances its overall attractiveness.

The architectural potential makes it a promising prospect for residential development, combining modern living with historical character.



Town Centre location

Tenancy Schedule

Unit	Occupied/Vacant	Area Sq Ft	Rent (£)
Units 1-2, 1st Floor	Occupied	777.00	£6,000.00
Unit 3	Occupied	321.00	£2,750.00
Unit 4	Vacant	1,283.00	£ -
Unit 5	Vacant	2,098.00	£ -
Unit 6, 2nd Floor	Occupied	358.00	£3,500.00
Unit 7	Occupied	164.00	£1,886.00
Unit 8	Occupied	324.00	£3,250.00
Unit 9-11	Vacant	700.00	£ -
Unit 12	Occupied	109.00	£3,500.00
Unit 13	Vacant	398.00	£ -
Unit 14	Vacant	414.00	£ -
Unit 15	Occupied	616.00	£7,400.00
Unit 16	Occupied	146.00	£3,000.00
Unit 17	Occupied	256.00	£3,250.00
Unit 18	Occupied	256.00	£3,250.00
Unit 20	Occupied	1,360.00	£7,610.00
Flat 1, 3rd Floor	AST	656.00	£9,000.00
Flat 2	AST	672.00	£9,600.00
Flat 3	AST	656.00	£9,000.00
Flat 4	AST	667.00	£9,000.00
Flat 5	AST	1,029.00	£150.00
Flat 6	AST	656.00	£8,340.00
Flat 7	AST	725.00	£9,000.00
Flat 8	AST	753.00	£ -
Flat 9	AST	693.00	£8,640.00
TOTAL		16,087	£108,126.00

GREAT RESIDENTIAL OPPORTUNITIES

Description

Recently refurbished wing on the second floor in a purpose built office block with residential units on the upper floors.

Access to the upper floors is via a secure front door on Red Street with a lift and stairwell access to each floor.

The available office space is rooms from approx 256 sq ft (23.79 sq m) to 1,283 sq ft (119.19 sq m) with communal male and female WC and kitchen facilities managed by the landlord.



PROMINENT RESIDENTIAL LOCATION

Location - SA31 1PS

This property is strategically positioned in the desirable pedestrianized Red Street in Carmarthen, offering a prime location for the development of residential units. Surrounded by popular amenities like Caffè Nero and Greggs, the vibrant atmosphere adds to the appeal. Additionally, the proximity to well-known brands such as O2, Trespass, Boots, and H.Samuel creates a diverse and bustling environment, making it an excellent opportunity for those looking to build residential units in this prime location.



SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs.

VIEWING

Strictly via prior appointment with the appointed agents:



*Potential occupiers to make own enquiries to clarify accuracy of data

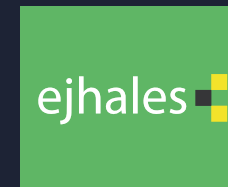
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