

Ref: A34

FOR SALE FREEHOLD



Peniel House Care Home. Peniel, Carmarthen, Wales, SA32 7HT.

LOCATION: The property is situated in Carmarthen directly off of the A485 and less than 3.5 miles from Carmarthen Station and Town Centre.

The A485 Dolgwili Road joins directly up to the A40 which provides access to the west across Wales joining up to Haverford West and in an easterly direction through Brecon and Raglan Castle.

DESCRIPTION: The property comprises of a 3 storey former care home with a GIA of approximately 8,939 sqft (830.46 sqm) (not measured) including a basement. The property previously traded as a Care Home but would be suitable for a variety of different uses subject to planning. The property is offered For Sale freehold with vacant possession.

N.B. It is the responsibility of any interested party to fully clarify exact floor areas, the premises existing planning use and whether their proposed use requires a change in planning permission.

- AMENITIES:**
- 3 STOREY FORMER CARE HOME
 - GIA APPROXIMATELY 8,939 SQFT (830.46 SQM) (NOT MEASURED)
 - 29 ROOMS, 4 WITH EN-SUITE
 - BASEMENT
 - FOR SALE FREEHOLD WITH VACANT POSSESSION



PRICE: £1,000,000



RATES
PAYABLE: TBC
EPC RATING: TBC

ANTI MONEY LAUNDERING Due to the recent changes in the Anti money laundering regulations, it is now standard procedure to undertake a Personal and Company and general AML checks.

Please note this is taken up for both landlord and tenant and any other entity that as a relationship with the property.

V.A.T. All rents, prices and premiums are exclusive of VAT under the Finance Act 1989. We would advise all interested parties to consult their professional advisors as to their liabilities if any, in this direction.

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IT IS THE RESPONSIBILITY OF ANY INTERESTED PARTY TO FULLY CLARIFY FLOOR AREAS, PLANNING USE AND WHETHER THEIR PROPOSED USE IS SUITABLE. THESE MARKETING DETAILS ARE FOR INDICATION PURPOSES ONLY AND COMPLETED BASED UPON THE INFORMATION GIVEN AND ISN'T ALWAYS CORRECT. NO EQUIPMENT OR UTILITIES HAVE BEEN TESTED BY US AND SHOULD BE CHECKED BY THE INTERESTED PARTY PRIOR TO COMPLETION. ALL FEATURES LISTED AT THE TIME OF MARKETING ARE SUBJECT TO CHANGE AND DO NOT FORM PART OF THE CONTRACT.