

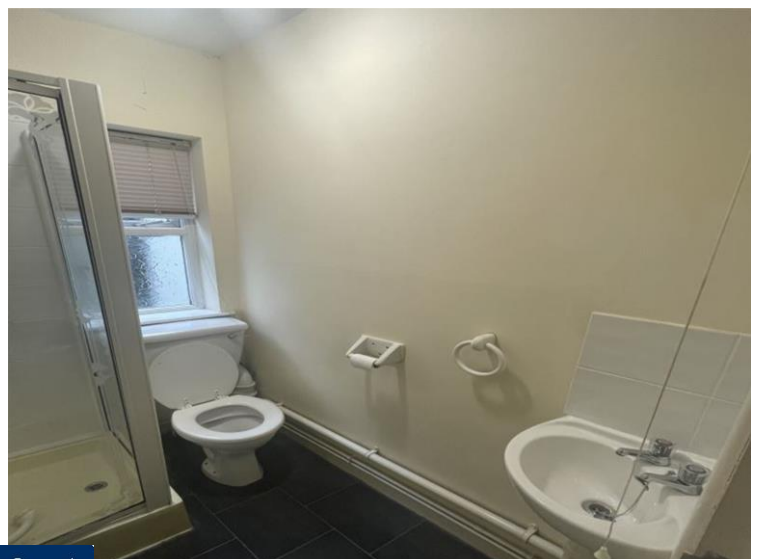
Shoppers Garden, 3 Jacksons Lane, Carmarthen, SA31 1QD

Offers In The Region Of £155,000 Freehold FOR SALE | AR WERTH



## Description

\*\*\*Investment Opportunity\*\*\* Fantastic opportunity to purchase this attractive, modern property in the heart of Carmarthen Town Centre, with strong, diversified income profile. The property is located on the square off Jackson's Lane and is fully let with an operational commercial business on the ground floor and a residential tenancy on the first floor; producing an annual income of £12,600 p.a. The property is situated by some of Carmarthen's best restaurants, in the tranquil square off Jackson's Lane. The property benefits from plenty of passing trade, and is located close to John Street car park (major town centre parking). The property is comprised of a commercial unit to ground floor of approximately 34 sqm / 366 sqft, featuring the main shop space to the fore and running the full width of the premises, with a further smaller two rooms and wc. The commercial unit was recently let on a 3 year lease at £6,000 p.a. and is trading as a vinyl record shop. The first floor is comprised of a self-contained, 1 bed apartment, which includes a kitchen, living room, bedroom and shower room. The residential unit was also recently let on a new occupation contract at £550 p.c.m / £6,600 p.a. Purchasing this property would give the investor a fantastic return of over 8%. To arrange a viewing, please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk)



## Rooms & Descriptions

**Location:** Situated on a lively square with good footfall in the heart of Carmarthen town centre. The property benefits from being situated by some of Carmarthen's best restaurants, in the tranquil area that the square off Jackson's Lane offers. The property benefits from plenty of passing trade, and is located close to John Street car park (major town centre parking). The property also benefits from being a stones throw from national occupiers such as M&S, Boots and Next.

Carmarthen is the county town administrative centre of Carmarthenshire in south west Wales. The town is located approximately 87 km (54 miles) west of Cardiff, 48 km (30 miles) west of Swansea, 48 km (30 miles). Carmarthenshire has a resident population of approximately 185,000 with approximately 15,000 living in Carmarthen. The town benefits from an excellent catchment in excess of 250,000 people within a 40-minute drive.

### Description:

**Commercial Unit:** The property features the main shop space to the fore, running the full width of the premises with a further smaller two rooms and W.C. equating to approximately 34 sqm / 366 sqft. The property is in good order externally and internally, with a modern interior and includes roller shutter doors to the fore. Services include mains gas, water and electricity. Rateable value £4,350 as at April 2023 and is potentially eligible for small business rates relief.

**Residential Unit:** Comprises a self-contained, one bed apartment, which includes a modern kitchen, living room, bedroom and shower room. Modern gas combination boiler. Gas Safety Certificate dated 31/08/2023, DEICR dated 04/10/2023, Interlinked mains smoke alarms and CO alarm installed.

### Income Profile:

Commercial unit: Rent £6,000 pa.  
Lease Terms: 3 year lease from January 2024 with a break in year 2.

Residential unit: Rent £550 pcm / £6,600 pa.  
Occupation Contract: Let from May 2024 on a 6 month fixed term, into rolling periodic.

Tenure: Freehold.

### User Clause:

Ground floor: Retail  
First floor: Residential

**Services:** Mains gas central heating, electricity, water and sewerage. High speed broadband coverage area.

**Business Rates and Council Tax:** Rateable value £4,350 April 2023 / Council tax band A.

**EPC:** Commercial D:81 / Residential D:68

**Flooding Risk:** No risk.

**Legal Costs:** Each party to bear their own legal and professional costs incurred.

**Viewings / Enquiries:** Please contact Swift Property Services on 01267231394 / [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk) for any enquiries or viewing requests.

**Please Note:** These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Relocations and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983.



# Floor Plan



## Property Features

- Town Centre
- High Standard Throughout
- Two Income Streams
- Ideal Investment Property
- Fantastic Return Opportunity
- Close to Local Amenities
- Diversified Income Profile
- Fully Let
- Mixed Use Property

## EPC Certificate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92- A			(92- A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	68	68	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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