

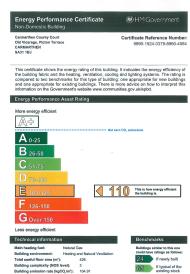


Office Suites, Former Vicarage, Picton Terrace, Carmarthen SA31 3BT

From £14,500 per annum



**Self Contained Office Building With Parking
Edge of Carmarthen Town Centre
Easy Access to Regional Road System
1,097sq ft to 2,273 sq ft**



DESCRIPTION

Offices in a detached Victorian building that retains much of its original character. The building has recently been redecorated throughout and will make a prestigious professional head office. Laid out on two floors plus basement it provides individual offices/meeting rooms along with back up facilities including, kitchen, WC's and store rooms along with car parking. The building is available either as a whole or the floors can be let separately.

LOCATION

The county town of Carmarthen is the main administrative and retail centre not only for the county but also for much of west Wales. The premises are located in a mixed use suburban area with adjacent buildings being mainly offices occupied by public bodies including the Welsh Government. Not only is there is easy access into the town centre but also onto the A40 trunk road which links to the A48/M4 Motorway as well as the remainder of the regional and the national road system.

ACCOMMODATION

A recently redecorated and upgraded this detached Victorian stone built building. Formerly a vicarage, it is adapted for use as offices with individual rooms, most having suspended ceilings, fluorescent light fittings and carpeting. In addition are a number of store rooms along with kitchen and WC facilities. Heating is by gas fired boiler and radiators.

The net internal floorspace is approximately 1097 sq ft (101.95 sq m) on the ground floor and 1,176 sq ft (109.29 sq m) on the first floor. The building is available either as a whole or each floor individually.

SITE

The site extends to approximately 0.62 acres (0.252 ha) and is currently laid out as gardens with car parking to the front and side of the building.

LEASE

The suite is available on a new IRI lease with service charge based on 10% of a years rent as contribution towards landlords costs of maintaining the exterior of the building, grounds etc. The length of lease is subject to negotiation but will incorporate 3 yearly rent reviews if appropriate.

RENT

£14,500 pa for each floor payable quarterly in advance with the tenant being responsible for the payment of rates, utility costs, insurance premium etc.

VAT

VAT is payable on the rent and service charge.

RATES

According to the gov.uk web site the ground floor suite has a ratable value of £14,000 and the first floor £11,500. This would make the rates payable for the whole of the 2017/2018 financial year approximately £6,989 and £5,738 respectively if no relief is given.

VIEWING

Strictly by appointment with the selling agents, John Francis Commercial Department on 01834 861810 or via email to dc@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday 9am to 5.30pm.

PLEASE NOTE

Any appliances and services listed on these details have not been tested.

DIRECTIONS

From the roundabout on the A40 adjacent to Carmarthen's B& Q store head towards the town centre, turn left at the next roundabout and pass the entrance to the Tesco store. At the next roundabout turn left onto Picton Terrace where the premises will be found on the left hand side after approximately 0.25 mile.