

# John Francis

www.johnfrancis.co.uk



## Former Builders Merchant, Station Road, St Clears SA33 4BN

**£35,000 Per annum**

Former Builders Merchant  
Showroom, Offices and Storage Buildings  
Secure Fenced Yard  
Suite Other Uses (STP)



Energy Performance Certificate		01/11/2018
Property Address		0000-0000-0000-0000
EPC Reference Number		0000-0000-0000-0000
The certificate shows the energy rating of this building. It indicates the likely efficiency of the building and the likely carbon dioxide emissions. The rating is compared to the energy efficiency of other buildings of the same type. The rating is based on the energy efficiency of the building and the likely carbon dioxide emissions. The rating is based on the energy efficiency of the building and the likely carbon dioxide emissions.		
<b>Energy Performance Rating</b>		
A	Very Good	
B	Good	
C	Good	45%
D	Fair	
E	Fair	
F	Poor	
G	Poor	
H	Very Poor	
I	Very Poor	

John Francis is a trading name of John Francis (Wales) Ltd which is Authorised and Regulated by the Financial Services Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## DESCRIPTION

Previously run as a builders merchant, a range of buildings that will suit a variety of uses such as bulky goods wholesale, manufacturing, storage etc, subject to any planning consent that may be necessary. The main building is fitted out as a showroom with a shop front, suspended ceilings etc as well as administrative offices and storage to the rear. To one side is a modern store surrounded by a surface and securely fenced yard. To the other side of the main showroom are two storage buildings, the first with a small yard area to the front while the second has access directly onto the communal forecourt.

The premises also have the benefit of parking spaces located off the communal forecourt.

## LOCATION

St Clears is located on the A40 trunk road approximately 10 miles west of Carmarthen. The town benefits from being at the junction of two of the main roads heading into Pembrokeshire with the A40 leading to Haverfordwest and north Pembrokeshire including the Irish ferry port at Fishguard. The A477 heads into south Pembrokeshire with its holiday resorts such as Tenby and Saundersfoot as well as the Irish ferry port at Pembroke Dock. The available premises are located on a small industrial estate amongst other properties that generally service the surrounding area.

## ACCOMMODATION

The approximate floor spaces of the buildings are that the main showroom building is 6,016 sq ft (559.17 sq m) the majority is the showroom area but it also include a store at the rear as well as administrative offices. The adjacent modern store is 2,575 sq ft (239.31 sq m) and is divided into two areas by a party wall. The former timber store is 2,276 sq ft (211.56 sq m) with the final storage building with the barrel vault roof measuring 1,465 sq ft (136.11 sq m).

## LEASE

The premises are available by way of an assignment or sub letting of a lease for a term ending in May 2019 subject to any variation that may be agreed with the landlord. The tenant is responsible for repair, payment of local authority rates and other usual outgoings.

## RENT

The rent passing is £35,000 per annum

## VAT

All figures are quoted on the basis that they are exclusive of VAT.

## RATES

According to the gov.uk website the proposed rateable value from the 2017/2018 financial year onwards has been reassessed at £26,250 with an estimated payment of £13,098 for the 2017/2018 year.

## AVAILABILITY

Immediately upon completion of legal formalities.

## VIEWING ARRANGEMENTS

Please contact either David Cochlin in our Commercial Department on 01834 861810 or via email to [dc@johnfrancis.co.uk](mailto:dc@johnfrancis.co.uk) or [commercialwest@johnfrancis.co.uk](mailto:commercialwest@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 trunk road on the outskirts of St Clears, take the exit for the town centre with the Little Chef on the right hand side. Head straight over the traffic lights and travel along the main shopping street and turn left onto Station Road, just after passing the small clock tower. Head along Station Road for approximately 300yds and turn left into the small industrial estate which has the O J Williams offices at the entrance. The premises will be found straight ahead.