

# Carmarthen Lyric Buildings 5 King Street Dyfed SA31 1BD

- Freehold Shop, Leisure and Office Investment
- Comprising five shops, a nightclub and office accommodation
- Total accommodation 2,573.1 sq m (27,699 sq ft)
- Tenants include Cerebra and British Red Cross
- Total Current Rents Reserved

**£146,635 pa  
plus Vacant Possession  
of first floor offices<sup>(2)</sup>**

**On behalf of a Major Fund**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only.

## Tenure

Freehold.

## Location

Carmarthen, the county town of Carmarthenshire, is an attractive town and one of the oldest in Wales, located some 20 miles north-west of Swansea and 60 miles from Cardiff. The town is served by the A40 and A48, which in turn provides direct access to the M4 to the east. The town also benefits from a direct rail service to London Paddington which takes less than 4 hours.

The property is situated on both King Street and Queen Street, close to Nott Square and adjoining the Lyric Theatre.

Occupiers close by include NatWest, Co-op Food, Lloyds Bank, British Heart Foundation and Oxfam, amongst others.

## Description

The property is arranged on basement, ground and three upper floors to provide five ground floor shops, a basement nightclub and offices above.

## VAT

VAT is applicable to this lot.

## Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
7 Queen Street	Mr W James	Ground Floor 175.0 sq m (1,883 sq ft)	A term of years from 25.03.2013 expiring 01.06.2028 Rent review every 5th year	£7,200 p.a.	Reversion 2028
		Basement 393.2 sq m (4,233 sq ft)	30 years from 01.06.1998 Rent review every 5th year	£21,500 p.a.	Reversion 2028
7A King Street	Vacant (2)	Ground Floor 62.1 sq m (669 sq ft)	—	—	—
7B King Street	Florence Opportunities (Carmarthen) Limited	Ground Floor 162.4 sq m (1,748 sq ft)	10 years from 12.08.2013 Rent review 11.08.2018 Break option 12.08.2018	£12,000 p.a.	Reversion 2023
9A King Street	British Red Cross Society	Ground Floor 93.4 sq m (1,005 sq ft)	10 years from 01.08.2011	£17,650 p.a.	Reversion 2021
9B King Street	Emma Philips Bridal Studio Limited	Ground Floor 160.5 sq m (1,728 sq ft)	7 years from 04.09.2015 Rent review 04.09.2018	£13,500 p.a.	Reversion 2022
Part First Floor 1B Queen Street	Vacant (2)	Part First Floor 178.2 sq m (1,918 sq ft)	—	—	—
Part First Floor Lyric Building	Vacant (2)	Part First Floor Office 408.7 sq m (4,400 sq ft)	—	—	—
Second Floor Lyric Building	Cerebra – For Brain Injured Children and Young People (1)	Second Floor Office 612.7 sq m (6,595 sq ft)	20 years from 01.05.2007 Rent review every 4th year	£51,950 p.a.	Rent Review 2019
Part Third Floor 1A Queen Street Lyric Building	The Money Recovery Centre Ltd	Part Third Floor Office 194.2 sq m (2,091 sq ft)	Tenancy at will	£15,575 p.a.	—
1C King Street	Bartley Oakmont Ltd	Part Third Floor Office 132.7 sq m (1,429 sq ft)	A term of years from 24.07.2014 expiring 06.04.2021	£7,260 p.a.	Reversion 2021
		<b>Total</b>	<b>2,573.1 sq m (27,699 sq ft)</b>		

(1) Cerebra is a registered charity [www.cerebra.org.uk](http://www.cerebra.org.uk)

(2) Available to let at [www.johnfrancis.co.uk](http://www.johnfrancis.co.uk)

NB. The property has not been internally inspected by Allstop. Floor areas and accommodation have been supplied by the Vendor.

**Total £146,635 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Ms A Pemberton, Hamlins LLP. Tel: 0207 355 6008 e-mail: [alex.pemberton@hamlins.com](mailto:alex.pemberton@hamlins.com)



King Street Frontage





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