

Yr Atom

16-18 King Street, Carmarthen, SA31 1BH



Key Highlights

- Substantial part let freehold office / retail investment in Carmarthen town centre.
- GIA - 12,734 sq ft / 1,183 sq m.
- Part let to 6 tenants with a total passing rent of £26,751.50 per annum.
- Asset management opportunities for the vacant space.
- Good condition with refurbished office suites and meeting spaces.
- Guide Price: £350,000

2 Kingsway
Cardiff
CF10 3FD

02920 368 900

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Prifysgol Cymru
Y Drindod Dewi Sant
University of Wales
Trinity Saint David

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THE OPPORTUNITY

Located in the heart of Carmarthen town centre, Yr Atom is a substantial, two-storey building that offers an attractive investment opportunity. The property was previously used by University of Wales Trinity Saint David (UWTSD) as a Welsh Language Centre but due to the consolidation of services, the property is now surplus to requirements.

The property has been let in part (approx. 36% of the lettable space) to individual occupiers and therefore offers a part-let retail and office investment with asset management opportunities to occupy, let or re-develop the vacant space.

The ground floor comprises two retail units alongside a cafeteria and individual office suites and meeting rooms. The first floor provides further office space with a large communal area. There is lift access and each floor has WC facilities.

Since purchasing in 2014, UWTSD have spent significant investment on the building and have continually maintained the property. Therefore, the building is in a good condition.

The total GIA of the property is 1,183.3 sq m (12,734 sq ft).

LOCATION

Yr Atom is located in Carmarthen, approximately 30 miles west of Swansea and 70 miles north-west of Cardiff. Carmarthen is a well-established commercial centre and serves as the key administrative and commercial hub for the region.

The town has good links by road, with direct access via the A48 from the M4 motorway to Swansea (30 miles), Cardiff (70 miles) and London (212 miles).

Carmarthen train station is 0.5 miles from the property and provides regular services to Cardiff, Swansea and Manchester and has connections to west Wales including Fishguard and Milford Haven.

The main entrance to the property is located on King Street, a main retail thoroughfare in the town centre. In the vicinity there is an array of independent shops, national retailers, cafes and restaurants.

The property extends to Spilman Street to the rear, where it lies adjacent to the Stag & Pheasant pub and opposite The Ivy Bush Hotel and Rees Richards estate agents.

There is a large public car park nearby, approx. 0.2 mile north-east of the property.



Access off Spilman Street



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First Floor - Communal Space

TENANCY SCHEDULE

Unit Name	Tenant	Lease Start	Lease Expiry	Sq ft
Ground Floor Caffi	Vacant	-	-	587
Unit 1	Evans Bros	3.04.23	2.04.28	579
Unit 2	Vacant	-	-	640
Unit 3	Vacant	-	-	84
Unit 4	Meeting Room	-	-	384
Unit 5	Meeting Room	-	-	380
Unit 6	Vacant	-	-	522
Unit 8	Vacant	-	-	205
Unit 9	Menter Gorllewin Sir Gâr	8.01.24	7.01.25*	113
Unit 10	Affinity Financial Management Limited	15.11.23	14.11.26	211
Unit 12	Vacant	-	-	739
Unit 13	Menter Gorllewin Sir Gâr	5.09.20	04.9.25*	632
Unit 14	Disability Arts Cymru	01.07.25	30.06.28	179
Unit 15	Mott Macdonald	01.03.26	28.02.27	183
Unit 16	Vacant	-	-	152
Unit 17	Advocacy West Wales - Eiriolaeth Gorllewin Cymru	01.11.25	31.10.26	187

TOTAL RENT PER ANNUM - £26,751.50

*Menter Gorllewin Sir Gâr are currently holding over on both their leases.

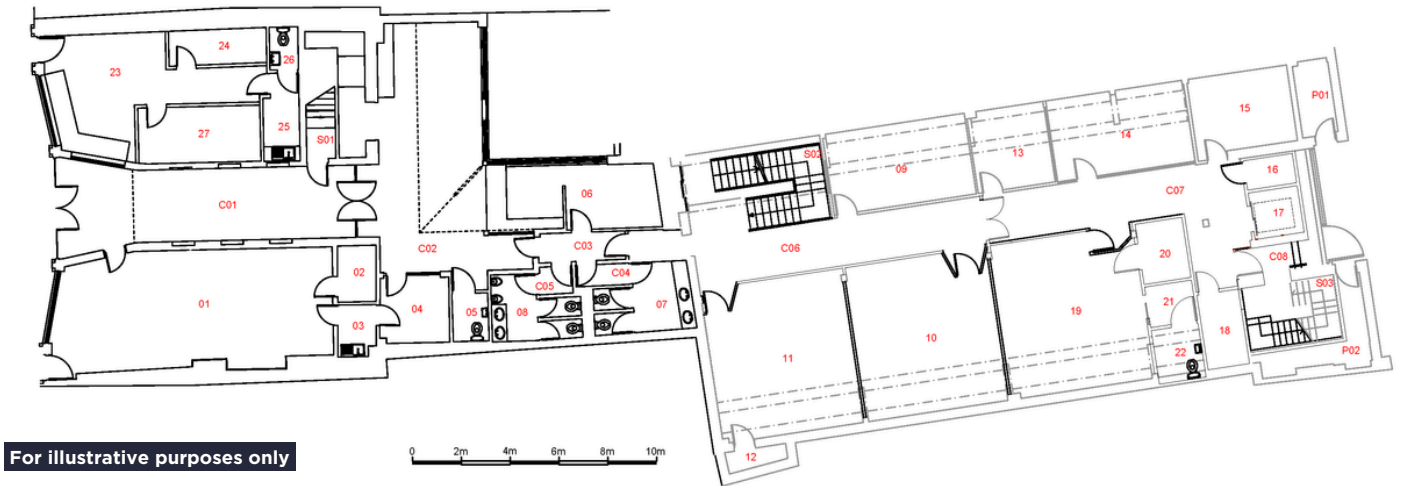
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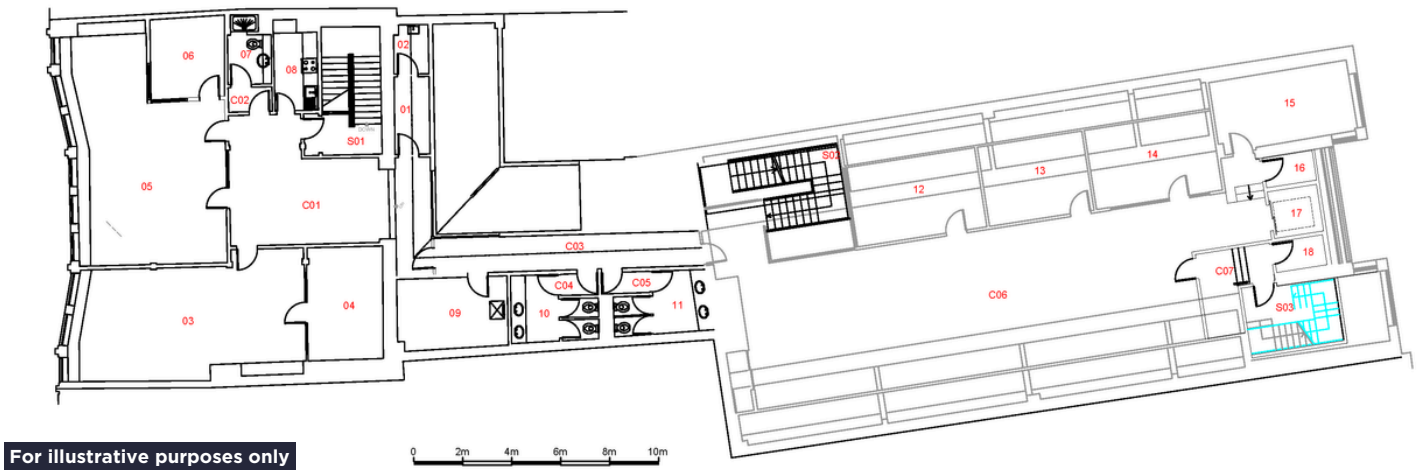
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GROUND FLOOR PLAN



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Ground Floor - Meeting Room



Ground Floor - Cafeteria



Ground Floor - External Yard Area

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PLANNING

As set out by the Carmarthenshire County Council Local Development Plan (LDP) 2006 - 2021, the property is allocated as within:

- The settlement boundary (policy GP2);
- Carmarthen's designated Town Centre boundary (policies RT4, RT5, RT6);
- Carmarthen's designated Secondary Retail Frontage (policy RT3).

Carmarthenshire County Council are currently preparing a Revised LDP 2018 - 2033 (LDP2). In the 2nd Deposit LDP2, the property remains within the settlement boundary and part of the property fronting King Street is within Carmarthen's Town Centre boundary.

For further information, please visit Carmarthen County Council website.

TENURE

Freehold.

EPC

The property has an EPC rating of D.

MANAGEMENT

The vendor operates a Service Charge for the property. Further details can be found in the Information Pack.

VAT

The property is elected for VAT.

INFORMATION PACK

Access to the following information is available upon request:

- Title Register
- Tenancy Schedule
- Leases
- INCANS reports
- Floor Plans
- CAD Plans
- Condition Report
- Asbestos Report

GUIDE PRICE

Offers are invited in the region of £350,000.

CONTACTS

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