

TY MYRDDIN

OLD STATION ROAD | CARMARTHEN | SA31 1JN

**HUNT &
THORNE**

CHARTERED SURVEYORS



FREEHOLD OFFICE INVESTMENT

FOR SALE

- MULTI-LET FREEHOLD OFFICE INVESTMENT OPPORTUNITY
- LOCATED IN CARMARTHEN TOWN CENTRE, THE COUNTY TOWN OF CARMARTHENSHIRE
- MIX OF OPEN PLAN AND CELLULAR HIGH QUALITY OFFICE ACCOMMODATION
- FULLY DDA COMPLIANT WITH GENEROUS CAR PARKING TO FRONT AND REAR
- RENTAL INCOME £112,354PAX | ERV £151,855PAX
- OFFERS IN THE REGION OF £1,360,000. NIY. 7.81%. REVERSIONARY YIELD 10.56%

LOCATION

The office development is located on the fringe of Carmarthen town centre, overlooking the River Towy, on Old Station Road. Prominent occupiers in the building include Health & Safety Executive, MenCap, Farmers Union Wales, Unison, DVSA and Llanelli Rural Council. Other occupiers in the area include Carmarthenshire County Council, Peter Francis Auctions, Ivy Bush Royal Hotel and a short distance from Carmarthenshire Mainline Railway Station.

Carmarthen is the main County Town of Carmarthenshire and is its administrative centre. Carmarthen benefits from excellent communication links by both rail and road. Swansea and Cardiff are accessed via the A48 dual carriage way and the M4, to the east. The A40 dual (carriage way) provides access to Haverfordwest and ports of Pembroke Dock, Milford Haven and Fishguard, to the west.

TRAVEL DISTANCES FROM CARMARTHEN:

CARDIFF	68 MILES
BRISTOL	106 MILES
BRIDGEND	56 MILES
HAVERFORWEST	31 MILES
FISHGUARD	40 MILES
LONDON	213 MILES
PEMBROKE DOCK	32 MILES
SWANSEA	29 MILES



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DESCRIPTION

The property comprises of a four storey office building, which was constructed in the 1980's, having brick elevations and a pitched slate roof. Externally the property benefits from secure forecourt car parking, with further DDA compliant car parking and a loading area to the rear.

Internally the office accommodation comprises a mix of open plan and cellular layouts and is of a high quality office standard, with recent refurbishments.

- 8 person passenger lift.
- Suspended ceilings and carpeted floors.
- Perimeter cable trunking.
- Front and rear car parking spaces.
- Secure access.
- Storage/Archive units available on the lower ground floors.
- Easy walking distance to town centre.
- Peaceful/Attractive Location
- Close to Carmarthen Railway Station
- Close to main A road access.
- Superfast broadband.

ACCOMMODATION

All accommodation listed in the attached tenancy schedule.



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EPC

Rating – C

Certificate Number: 1893-8579-7326-5697-8646

RATEABLE VALUE

See attached Tenancy Schedule.

TENURE

We have been informed that the property is held Freehold.

TENANCIES & OCCUPIERS

See attached Tenancy Schedule.

INCOME

Current base rental income is £112,354pax.

The vendor to top up the void base rent on the empty suites for the 1st year after purchase, taking the rental to £151,855.

SALE

Offers in the region of £1,360,000

YIELD PROFILE

Net Initial: 7.81%

Reversionary: 10.56%

Purchasers Costs: 5.78%

Capital Rate Per SQ FT: £106.83 Per SQ FT

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole selling agents Hunt & Thorne Chartered Surveyors.

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MARCH 2025

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Ty Myrddin, Carmarthen - Tenancy Schedule

Address	Floor Area sqft	Tenant	Lease Start Date	Lease Term	Lease Expires	Lease Break	Rent Review	Rent p/a	Service Charge	ERV
2nd Floor										
Suite 10	1330	Farmers Union of Wales	05.07.2023	10yrs	04.07.2033	05.07.2026	05.07.2028	£ 14,700	£ 5,054	£ 14,700
Suite 11	850	Unison	03.04.2023	10yrs	02.04.2033	03.04.2028	03.04.2027	£ 10,323	£ 3,230	£ 10,323
Suite 12	416	DVSA	07.02.2025	5yrs	06.02.2030	07.02.2028		£ 5,850	£ 1,600	£ 5,850
Suite 14	279	1st Grade Care	05.06.2024	2yrs	04.06.2026	05.06.2025		£ 5,000	£ 1,058	£ 5,000
Suite 15	1345	Vacant						£ -	£ -	£ 14,000
	4220							£ 35,873	£ 10,942	£ 49,873
1st Floor										
Suite 5 (see note below)	1227	Vacant						£ -	£ -	£ 17,800
Suite 6	1049	Pathway Care/Calon Cymru	21.10.2019	6yrs	20.10.2025			£ 10,380	£ 3,996	£ 10,380
Suite 7a	385	Cartrefi Cymru	05.01.2024	1yr			lease renewal ongoing	£ 6,000	£ 1,488	£ 6,000
Suite 7b	450	Nacro - Holding Over	06.12.2016	5yrs				£ 6,000	£ 1,485	£ 6,000
Suite 8	786	Cartrefi Cymru	25.10.2024	1yr	24.10.2025			£ 8,400	£ 2,800	£ 8,400
	3897							£ 30,780	£ 9,769	£ 48,580
Ground Floor										
Suite 1 GF west*	1932	Health & Safety Executive	26.05.2025	5yrs	25.05.2030			£ 18,000	£ 5,796	£ 18,000
Coh 1, 2, 3 & 6	994	Llanelli Rural Council	02.09.2024	6yrs	01.09.2030	02.09.2027	02.09.2027	£ 12,500	£ 3,772	£ 12,500
Coh 4, 5	385	MenCap.	29.05.2024	3yrs	28.05.2027			£ 6,000	£ 3,600	£ 6,000
Coh 7	82	Ready to Listen & Jenny Brown	25.10.2024	1yr	24.10.2025			£ 1,725	£ 675	£ 1,725
Coh 8	72	Niner Driver Training & School	09.07.2024	2yrs	08.07.2026			£ 2,376	£ 624	£ 2,376
	3465							£ 40,601	£ 14,467	£ 40,601
Lower Ground Floor										
LGF- 11	118	FT Law Ltd	09.01.2025	1yr	08.01.2026			£ 1,400	£ 1,000	£ 1,400
LGF - 11a	172	Vacant						£ -	£ -	£ 2,064
LGF - 11b (restricted access)	247	Vacant						£ -	£ -	£ 741
LGF 6	258	Vacant						£ -	£ -	£ 3,096
LGF 6a	150	Vacant						£ -	£ -	£ 1,800
LGF -3	204	Crossroads SG (incl store)	25.06.2021	Annually	31.07.2025			£ 3,700	£ 1,960	£ 3,700
	1149							£ 5,100	£ 2,960	£ 12,801
LGF Storerooms 1,2 & 3	1468	Vacant (413, 526 & 529ft.sq.)								£ 4,404
GRAND TOTALS	12731							£ 112,354	£ 38,138	£ 151,855
excluding LGF storerooms									excluding LGF storerooms	
									updated 07.03.2025	
NOTE: Suite 5 comprises of 4 rooms each of which will be marketed separately giving a combined ERV of £17800										

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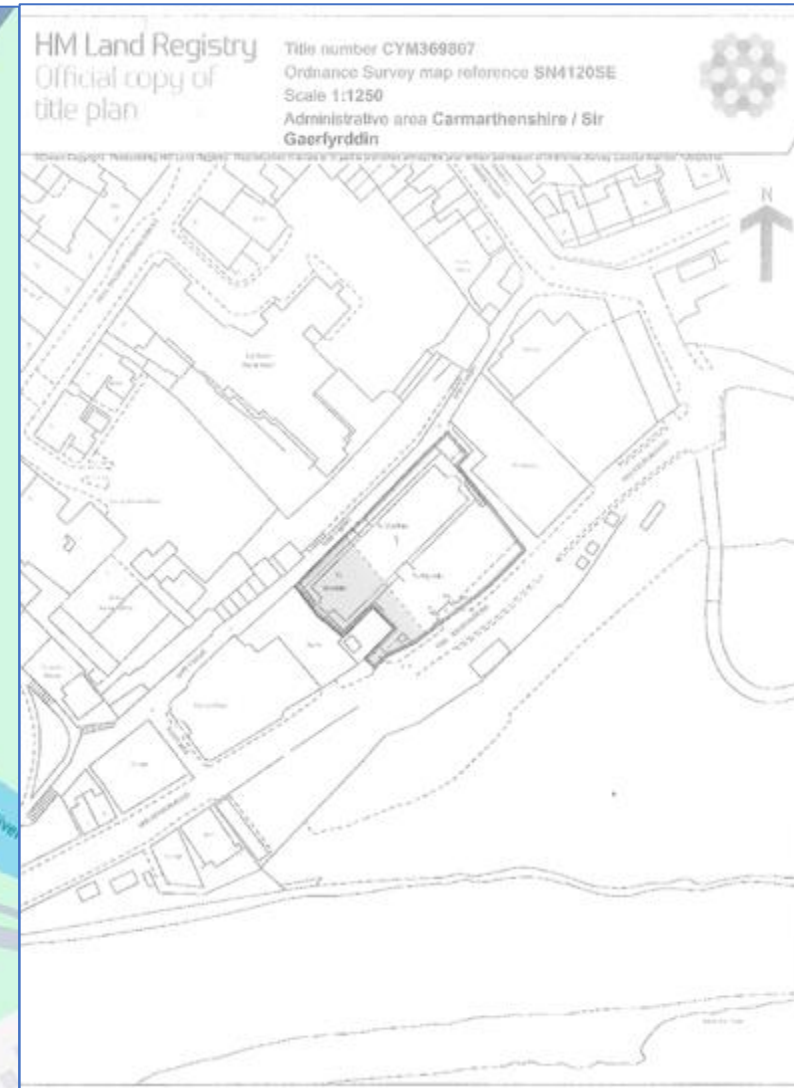
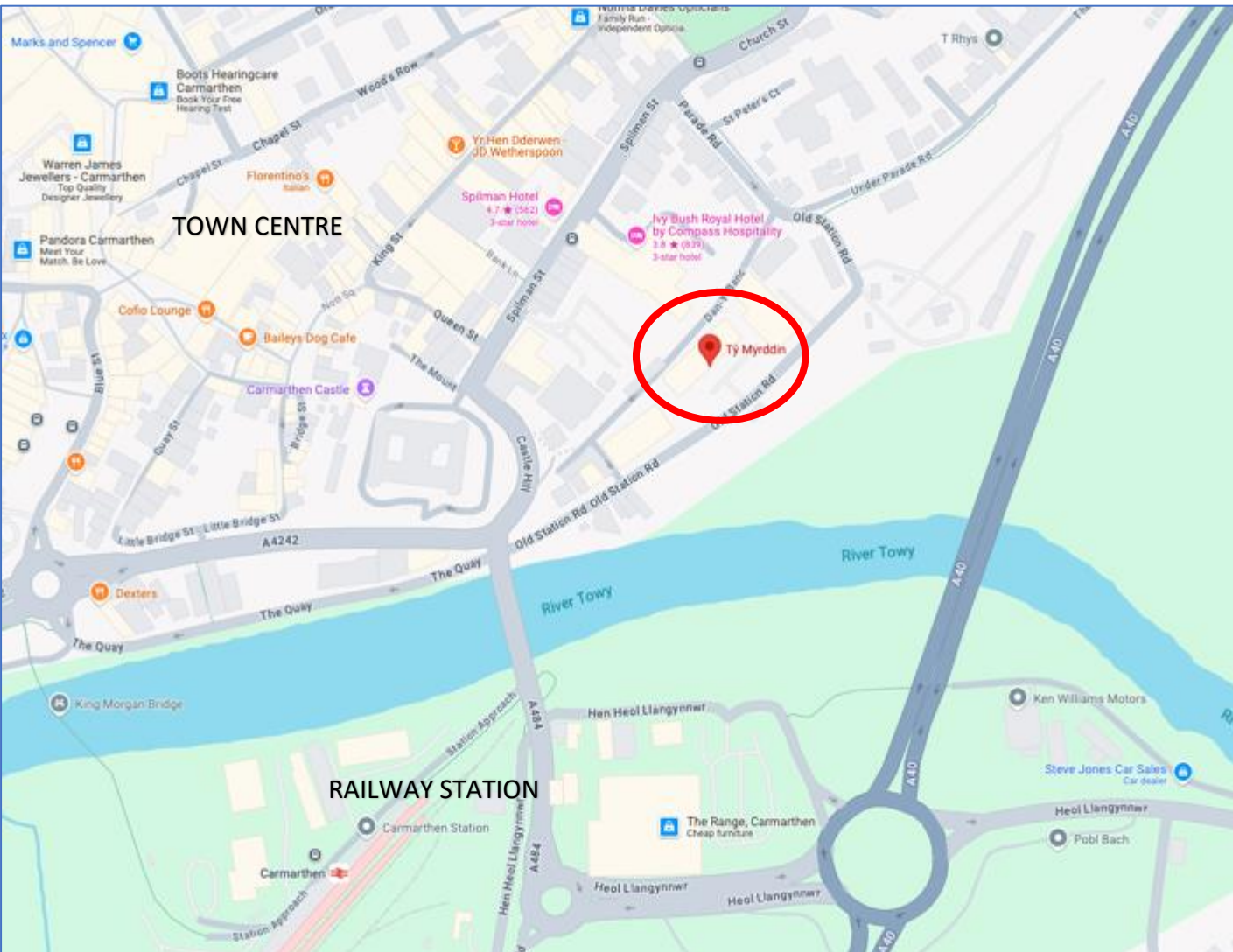
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