

FOR SALE

RESIDENTIAL DEVELOPMENT
OPPORTUNITY

OIEO £825,000



Darkgate Centre, Darkgate, Carmarthen, Dyfed, SA31 1PS

- Existing residential investment opportunity with further re-development potential
- 7 x existing 2 bed flats let on ASTs generating £68,610 pa
- 10,000 sq.ft of space available for further development
- Potential for up to 21 Units

M **M[®]Core**
LCP UK

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A GREAT PLACE TO LIVE/SHOP

The Darkgate Centre, situated in the heart of Carmarthen, Dyfed, at the distinguished address SA31 1PS, presents a unique and compelling residential development opportunity.

Nestled in an area known for its historical significance, the Darkgate Centre offers a serene and close-knit community environment. Residents and visitors alike benefit from convenient access to essential amenities and verdant green spaces, providing a harmonious blend of modern convenience and natural beauty.

This locale, with its historic charm, serves as a distinguished backdrop for your retail enterprise. The Darkgate Centre's strategic accessibility ensures a steady flow of foot traffic, making it an optimal choice for a thriving retail destination. Explore the architectural potential to craft a retail space that seamlessly merges contemporary design with the enduring character of the region.



Town Centre location

Darkgate Centre, Darkgate, Carmarthen, Dyfed, SA31 1PS

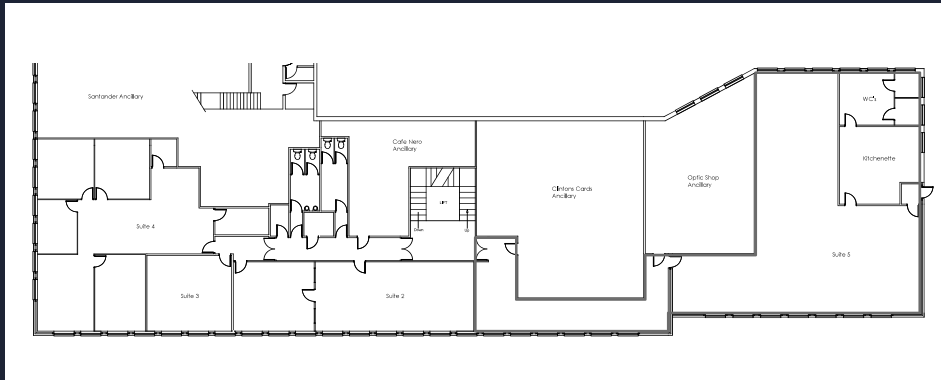
Tenancy Schedule

Unit	Occupied/Vacant	Area Sq.Ft	Rent (£)
Units 1-2, 1st Floor	Vacant	777	£ -
Unit 3	Llanelli And District Credit	321	£2,750
Unit 4	Vacant	1,283	£ -
Unit 5	Vacant	2,098	£ -
Unit 6, 2nd Floor	Vacant	358	£ -
Unit 7	Tula Translations Ltd.	164	£1,886
Unit 8	Vacant	324	£ -
Unit 9-11	Vacant	700	£ -
Unit 12	Vacant	109	£ -
Unit 13	Vacant	398	£ -
Unit 14	Vacant	414	£ -
Unit 15	Pearson Professional	616	£7,400
Unit 16	Vacant	146	£ -
Unit 17	Vacant	256	£ -
Unit 18	Vacant	256	£ -
Unit 20	DWP	1,360	£7,610
Flat 1, 3rd Floor	AST	656	£10,140
Flat 2	AST	672	£9,600
Flat 3	AST	656	£10,140
Flat 4	AST	667	£9,000
Flat 5	Sold LLH	1,029	£150
Flat 6	AST	656	£9,300
Flat 7	AST	725	£10,140
Flat 8	Sold LLH	753	£ -
Flat 9	AST	693	£10,140
TOTAL		16,087	£88,256

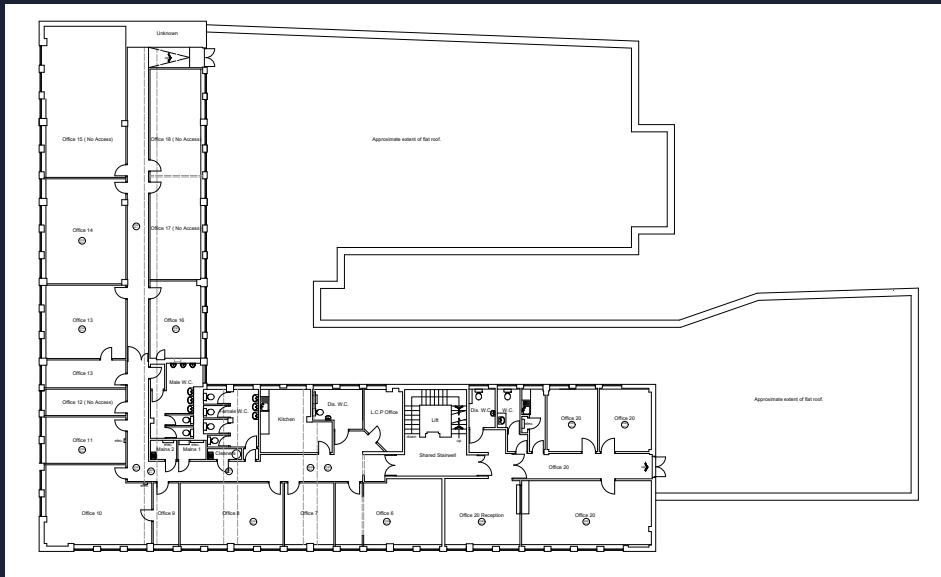
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Plans

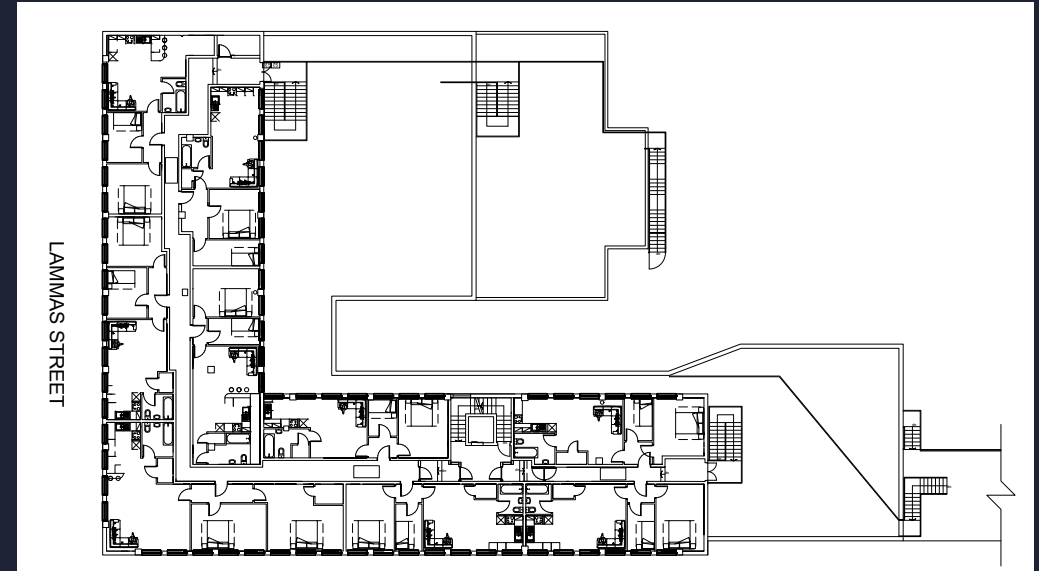
First Floor



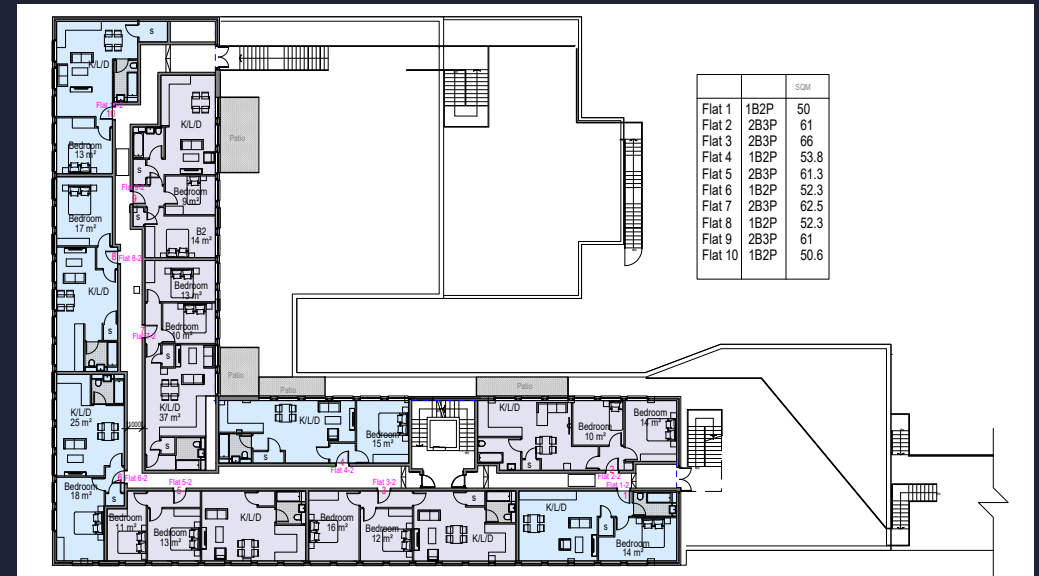
Second Floor



Third Floor



Second Floor (Proposed)



GREAT RESIDENTIAL OPPORTUNITIES



PROMINENT RESIDENTIAL LOCATION

Location - SA31 1PS

This property is strategically positioned in the desirable pedestrianized Red Street in Carmarthen, offering a prime location for the development of residential units.

Surrounded by popular amenities like Caffè Nero and Greggs, the vibrant atmosphere adds to the appeal.

Additionally, the proximity to well-known brands such as O2, Trespass, Boots, and H.Samuel creates a diverse and bustling environment, making it an excellent opportunity for those looking to build residential units in this prime location.

*Potential occupiers to make own enquiries to clarify accuracy of data



SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

PLANNING

Subject to planning. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs.



VIEWING

Strictly via prior appointment with the appointed agents:



George Watson

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