



**Mews House, Pentre Road,  
St Clears, Carmarthen  
SA33 4AA**

**Offers in the region of £69,950**



Adjacent to Town Centre  
Office and Store  
Two Parking Spaces  
Easy Access to a A40/A477 Trunk Roads

**DC/DT/68957/260419**

### **DESCRIPTION**

Located just off the main street through the busy town of St Clears, a single story end of terrace building with approximately 388 sq ft (36.06 Sq m) of work/storage space plus an adjacent kitchen and bathroom giving the building a total gross internal floor space of approximately 472 sq ft (43.87 sq m).

Externally there are two adjacent parking spaces to one side of the building with further short stay parking on Pentre Road a few minutes walk away.

### **LOCATION**

St Clears is located approximately 10 miles west of the county town of Carmarthen and 22 miles east of Haverfordwest. It is on the A40 trunk road leading to the M4 motorway to the east and Pembrokeshire with its holiday areas and Irish ferry port at Fishguard to the west. It also has the benefit of being on the junction with the A477 which is the main road to south Pembrokeshire including the holiday areas around Tenby and Saundersfoot as well as Pembroke Dock and its ferry port to Ireland.

The town itself caters for local shopping needs as well as there being a number of business/workshop developments as a result of its central location.

### **TENURE**

The premises are available freehold with vacant possession.

### **TOWN AND COUNTRY PLANNING**

Formerly used for residential purposes, the premises

currently have planning consent for use as office and store. (Application No W/35801).

### **PRICE**

Offers are invited in the region of £69,950.

### **RATES**

Our clients confirm that the rateable value is £2,950 which would make the rates payable for the whole of the 2019/2020 financial year approximately £1,552. However there are schemes for which an occupier can apply which should give relief from all of the rates payable.

### **AVAILABILITY**

Immediately upon completion of legal formalities.

### **VIEWING**

Please contact David Cochlin in our Commercial Department on 01834 861810 or via email to dc@johnfrancis.co.uk

### **OUR OFFICE HOURS**

Monday to Friday 9am to 5.30pm.

### **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. 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 head north, signposted for the town centre. Proceed straight over the traffic lights into the main street and turn left into the lane immediately alongside the Black Lion Hotel (before the pedestrian crossing). The premises will be found on the right.