

FOR SALE FREEHOLD - GUIDE PRICE: £145,000 PLUS VAT
QUEENS HOTEL, 1 QUEEN STREET, CARMARTHEN,
CARMARTHENSHIRE, SA31 1JR



- Prominent location in the centre of Carmarthen, the county town of Carmarthenshire
- The property fronts Queen Street and is in close proximity to Carmarthen Castle
- Three storey Grade II listed building with extensive accommodation
- Two bars, enclosed rear trade garden and 5 bedrooms on the upper floors
- Requires extensive refurbishment and repair throughout
- The property will appeal to local licensed operators, local landlords and investors

Location

Carmarthen is the county town of Carmarthenshire and the administrative centre for the largest of the three West Wales counties. It lies on the River Towy around 8 miles north of its estuary in Carmarthen Bay. Carmarthen has a population of approximately 16,300 and serves as a key regional hub, home to Trinity College University, Welsh Government offices, and the County Council.

The Queens Hotel fronts Queen Street in the centre of the town, a short walk from Carmarthen Castle. Nearby businesses include retailers, cafes, licensed premises and offices.

Property Description

The Queens Hotel is a Grade II listed three-storey mid-terrace property with painted elevations under a pitched roof with later additions to the rear.

Accommodation

The pub has been vacant for a number of years and the accommodation is in need of full refurbishment, modernisation and renewal throughout.

The ground floor comprises of a traditional two trade room bar and lounge operation both of which have their own central serveries.

Ancillary areas include customer WC's storage areas and a basement beer cellar.

Externally there is an enclosed trade garden to the rear which has pedestrian access from the upper level via a steel staircase from an area adjacent to the castle grounds.

The property's ground floor Gross External Area is around 1,891 sq ft and it sits on a plot size amounting to circa 0.054 of an acre.

The site is likely to be of interest to local licensed operators, local landlords and property investors.

Tenure

Freehold. The property is held under Title Number WA907218 and the Title Plan is included on page 4.

Planning & Development

We have made enquiries with the local authority and can confirm the property is Grade II listed and is located within Carmarthenshire conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £16,000 with effect from 1st April 2023. Small business rate relief might apply to this property.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band C. A copy is available upon request.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



Contact: George Walker
Tel: 07359 213606
Email: george@wtsccommercial.co.uk

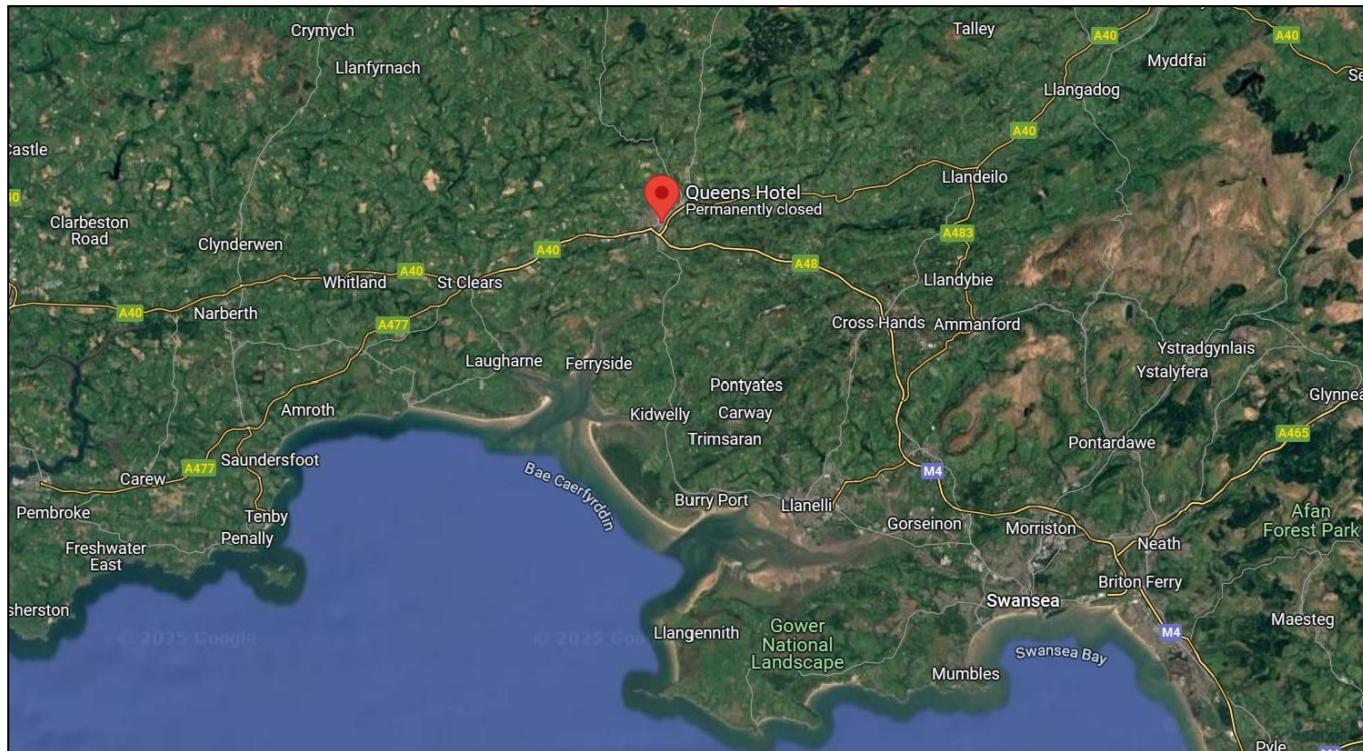
Joint Agent



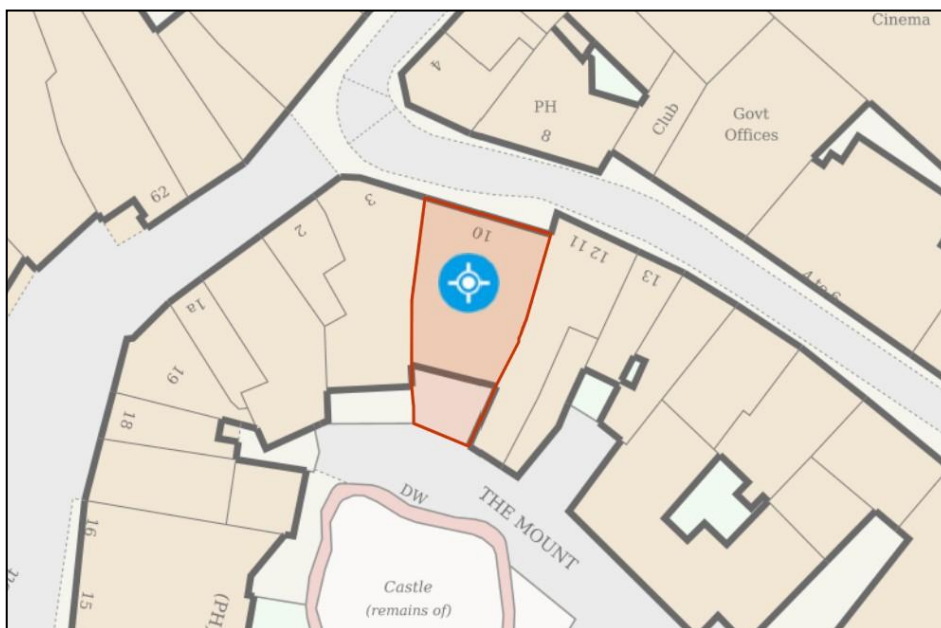
Contact: Robin Mence
Tel: 01981 250333
Email: rmence@sidneyphillips.co.uk



Location Plan



Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

