

# Expressions of Interest Sought

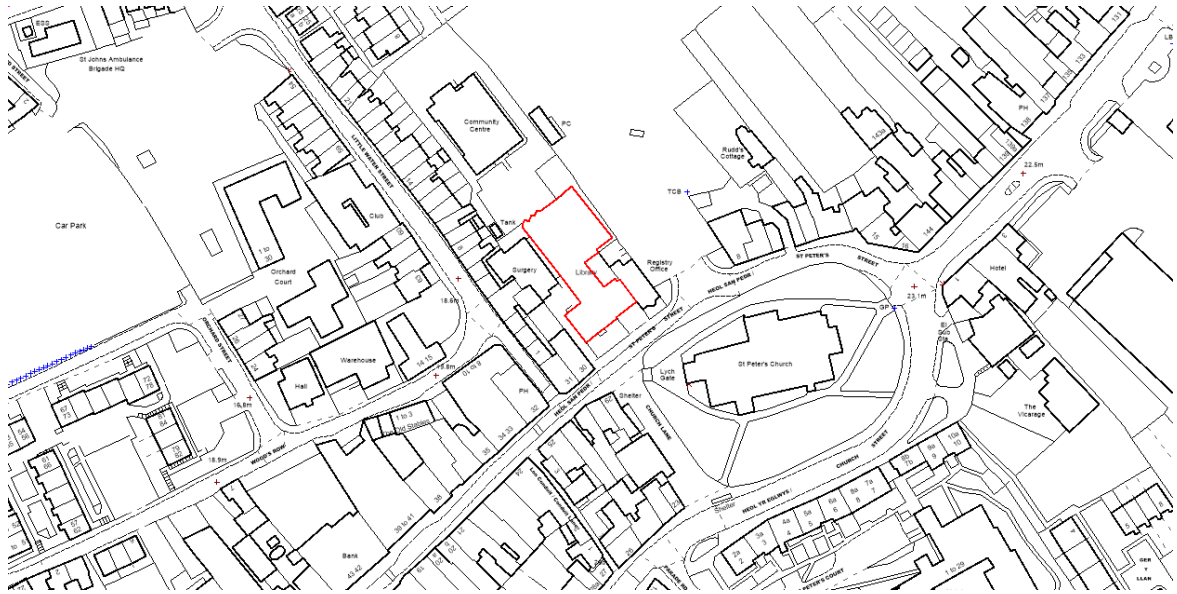
Catering Opportunity at Carmarthen Library, St. Peter's Street,  
Carmarthen, SA31 1LN.



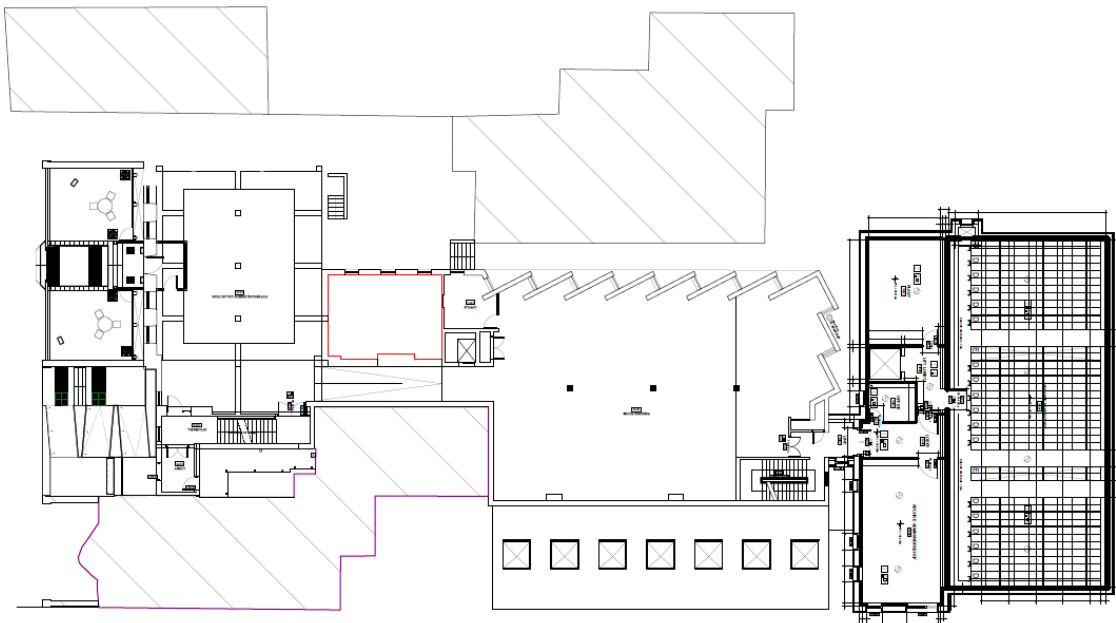
- Established use occupying a prominent position.
- Recently benefitting from significant investment to refurbish & extend.
- Space available on Ground Floor for Café / Coffee shop with internal & external seating potential.
- Welcomes annual visitors in the region of 365,000 with greater numbers anticipated following extension.

## Description

Occupies a prominent position in St Peter's Street (edged red below) adjacent to one of the town's main public car parks.



- The potential catering space available is situated on the ground floor in the main entrance having an area of some 36 sqm ( edged red below)
- A recent £2.6 million investment programme has refurbished the existing building and extended the premises to provide a state-of-the-art Archive and Library Services to serve the County.
- In addition, Carmarthen Library has been chosen as one of four locations across Wales to house a National Broadcast Archive Clip Centre. Materials charting almost 100 years of broadcasting will be made accessible to the public through digital technology.



# Ground Floor

## Location

The property is located in Carmarthen a popular market town and retail centre for the surrounding county of Carmarthenshire. The immediate locality is mix of retail, Office leisure and residential establishments. The site has good transport links being located next to one of the Town's main car parks.

## Services

The property is connected to mains services. The area available will require works to provide suitable connections subject to the successful applicant's proposals / layout.

## Method of Agreement and Consideration of Offers

The intention would be to enter into a lease agreement, the terms of which would be flexible on such matters as its length, the area needed and rental payable in light of any initial investment required.

The Council will expect that interested parties offers will reflect and cover -

- The promotion of sustainable development in relation to supporting the local economy, reducing waste, and minimizing the carbon footprint
- Promoting and facilitating healthy eating
- The Authority's Welsh Language Policy,

Interested Parties are invited to submit expressions of interest to the address below by 12 Noon Monday the 30<sup>th</sup> March 2020 and should include

- Outline details of the proposed catering offer incorporating the above policies and aims
- Sketch proposals of the intended layout /use
- Details of the interested parties background and experience
- Details of the financial offer and confirmation of relevant funding & financial references

Submissions will be evaluated on the basis of the proposals and the financial offer.  
The council is not obliged to accept the highest or any offer.

## Costs

Each Party is to be responsible for its own costs incurred in this transaction.  
Parties are advised to take their own professional advice prior to any agreement.

## Viewings

All viewings are strictly by appointment only. The Council accepts no liability for unauthorized access.

## For Further Information Please Contact:

Property & Regeneration  
County Hall  
Carmarthen

SA31 1JP

**Andrew Myden**

Tel no. 01267 246249

[Email: Aemmyden@carmarthenshire.gov.uk](mailto:Aemmyden@carmarthenshire.gov.uk)

These particulars are intended to give a fair description of the property, but are set out for guidance only. Their accuracy cannot be guaranteed and you should satisfy yourself by inspection or otherwise as to their correctness.

Carmarthenshire County Council is obliged to consider all offers received in respect of this property up until the exchange of contracts. It is not obliged to accept the highest or any offer.