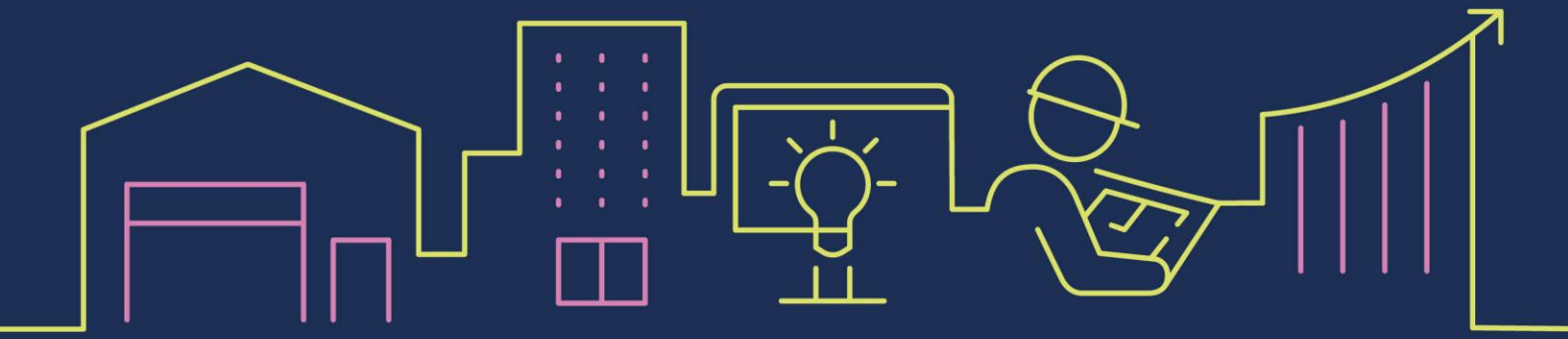
FOR SALE - FREEHOLD

FORMER COUNCIL OFFICES / DEVELOPMENT OPPORTUNITY

OFFERS OVER £400,000





Civic Offices, Crescent Road, Llandeilo, SA19 6HW

sirgar.llyw.cymru
carmarthenshire.gov.wales

Cyngor Sir Gâr
Carmarthenshire
County Council

Description

An exceptional opportunity to acquire this large Freehold property in the historic market town of Llandeilo. The property benefits from a prominent town-centre location with stunning views of the Tywi Valley whilst being close to amenities and transport links.

Formerly used as the Councils' civic offices, this commercial and administrative facility is spread over three floors and set on circa 0.28 hectares (0.7 acres).

Originally converted in 1974 for office use and subject to a large extension and refurbishment for administrative purposes in 1992. The property is partly of conventional brick construction and partly of modern steel framed construction under a pitched slate roof, offering flexible & open plan office space.

This versatile property offers substantial accommodation suitable for a variety of uses, including commercial, professional services, educational facilities, community hubs, care homes or residential redevelopment (Subject to Planning).

Accommodation

The premises provides a gross internal area of approximately 1896 sq.m (20,400sq.ft) arranged over three floors with a mix of open-plan administrative spaces, private offices, and large meeting rooms.

- **Basement:** Plant machinery, meter room, storage rooms which were previously 6 parking bays accessed via the ground level concertina door**.**
- **Ground Floor**: Double level glass atrium, main entrance foyer, reception area, accessible W.C facilities, lift access, individual and open plan offices.
- **First Floor**: Individual and open plan offices, executive boardroom, kitchenette and W.C. facilities.

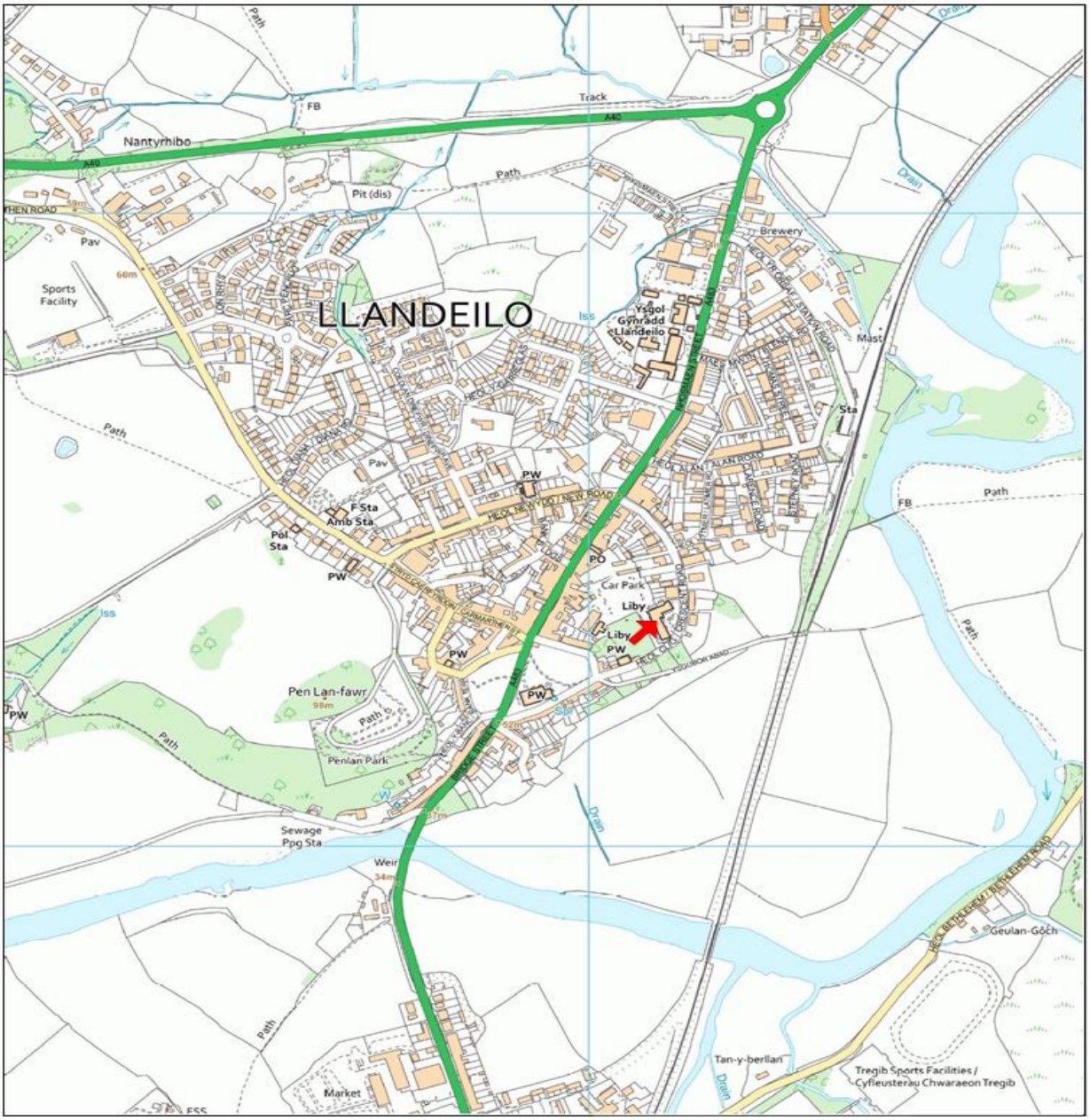
Externally there are 20 dedicated parking spaces accessed through the public car park providing private parking for staff and visitors. An additional 4 spaces can be found on the East side with access from Crescent Road, along with planters, stairways and footpaths for access around the whole site.

Detailed internal measurements of the current layout can be seen attached.

Location

The property is situated on Crescent Road, Llandeilo, SA19 6HW, offering easy access to local amenities within Llandeilo, a historic market town offering boutique shops, cafes, delis, and bistro eateries. The area has superb natural scenery, and the site boasts outstanding views of the Tywi Valley.

The site benefits from excellent transport links crossing the River Tywi on a 19th-century stone bridge onto the A483 and A40 linking to Carmarthen, Swansea, and the M4 motorway corridor. Within short walking distance of public transport links via bus routes and Llandeilo Railway Station, offering valuable regional connectivity,



Services

The site is connected to mains electricity, gas, water and drainage.
There is lift access between the ground & first floor. Part air-conditioned offices and Broadband can be sought via the FTTP.

Interested parties are advised to make their own enquiries with the relevant utility providers regarding the capacity, availability and suitability of services on site.

Asking Price

For sale by private treaty - Offers over £400,000

Business Rates

The rateable value for the property is £86,000 (2026/27). There are rates discount schemes for different business sectors – detailed information for which can be obtained from rates@carmarthenshire.gov.uk tel.01554 742330

User

Used until recently as Council offices under Planning Use Classes Order B1 Offices. The property now has excellent potential for a variety of uses and conversion. Prospective purchasers are advised to check with the local planning authority as to the suitability of their proposals via PlanningHwb@carmarthenshire.gov.uk

EPC



Cyngor Sir Gâr
Carmarthenshire
County Council

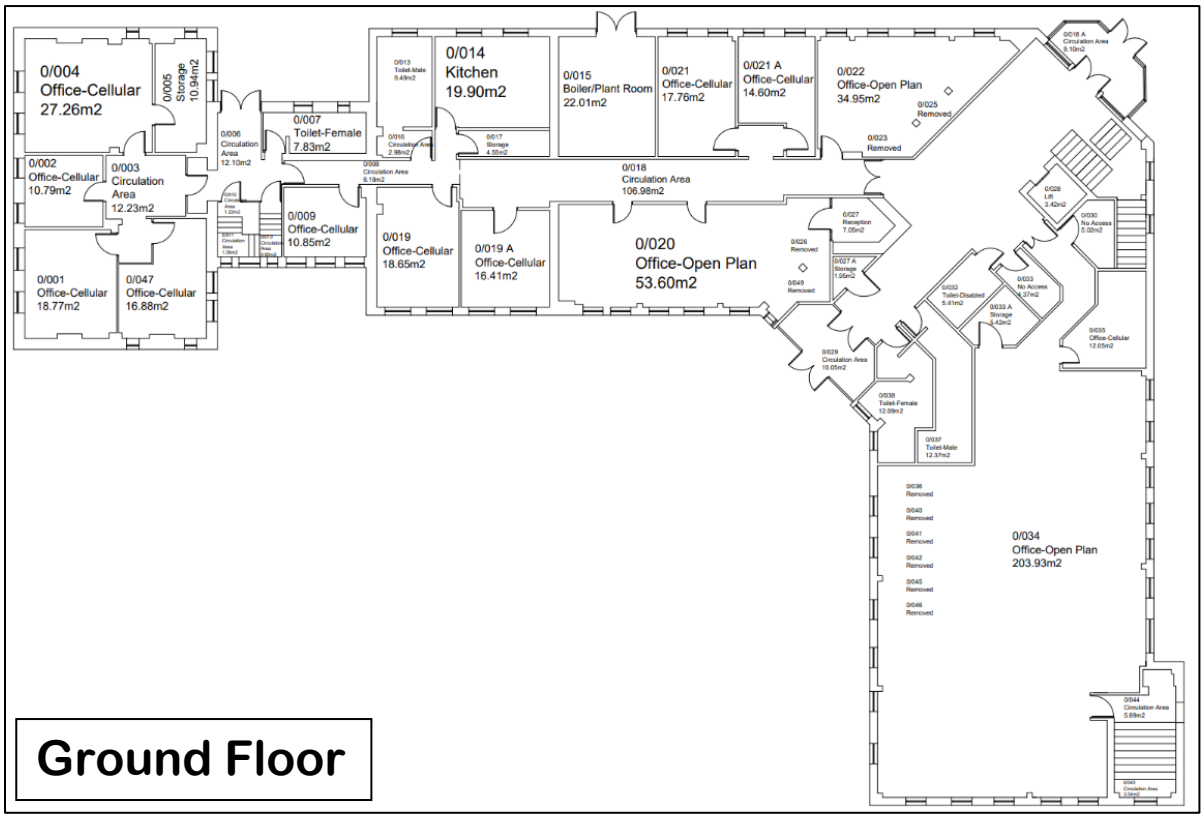
Legal costs

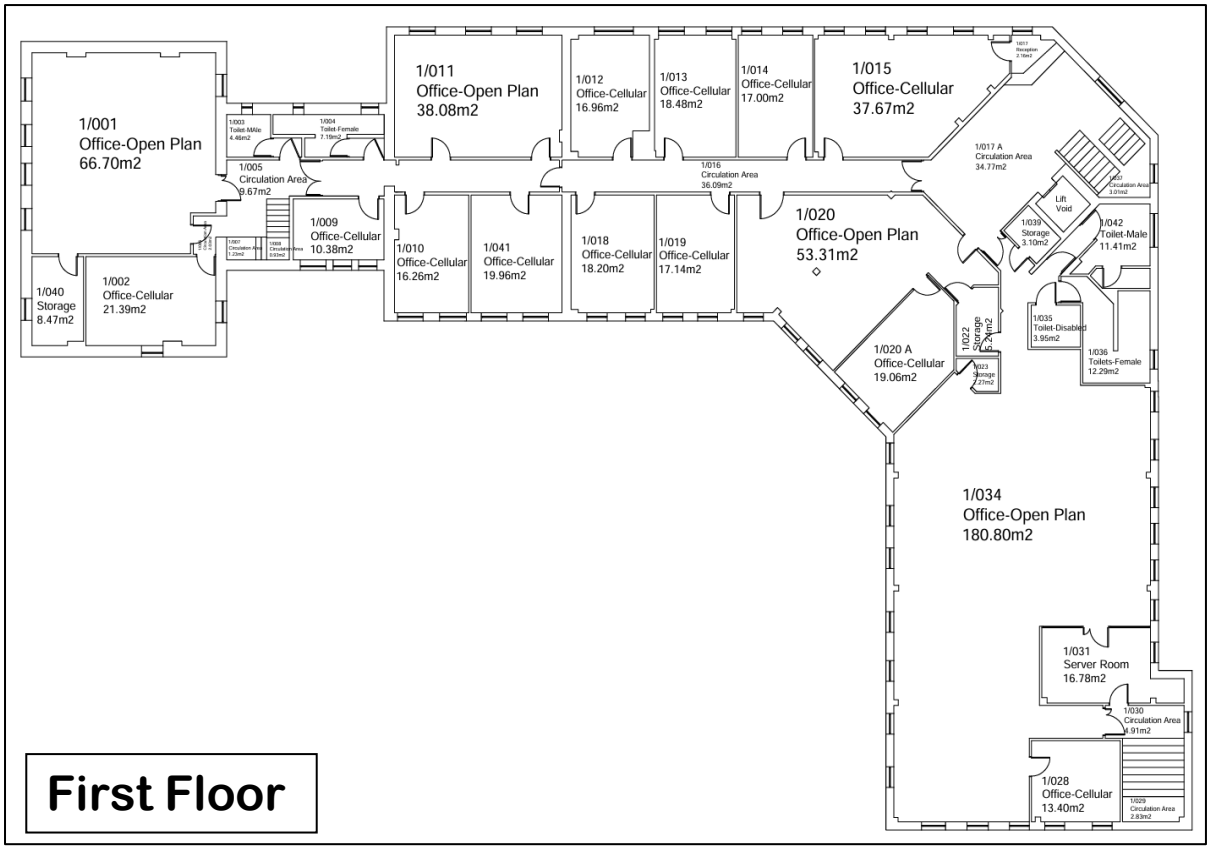
Each party is to be responsible for their own legal costs incurred in this transaction.

For further information please contact:

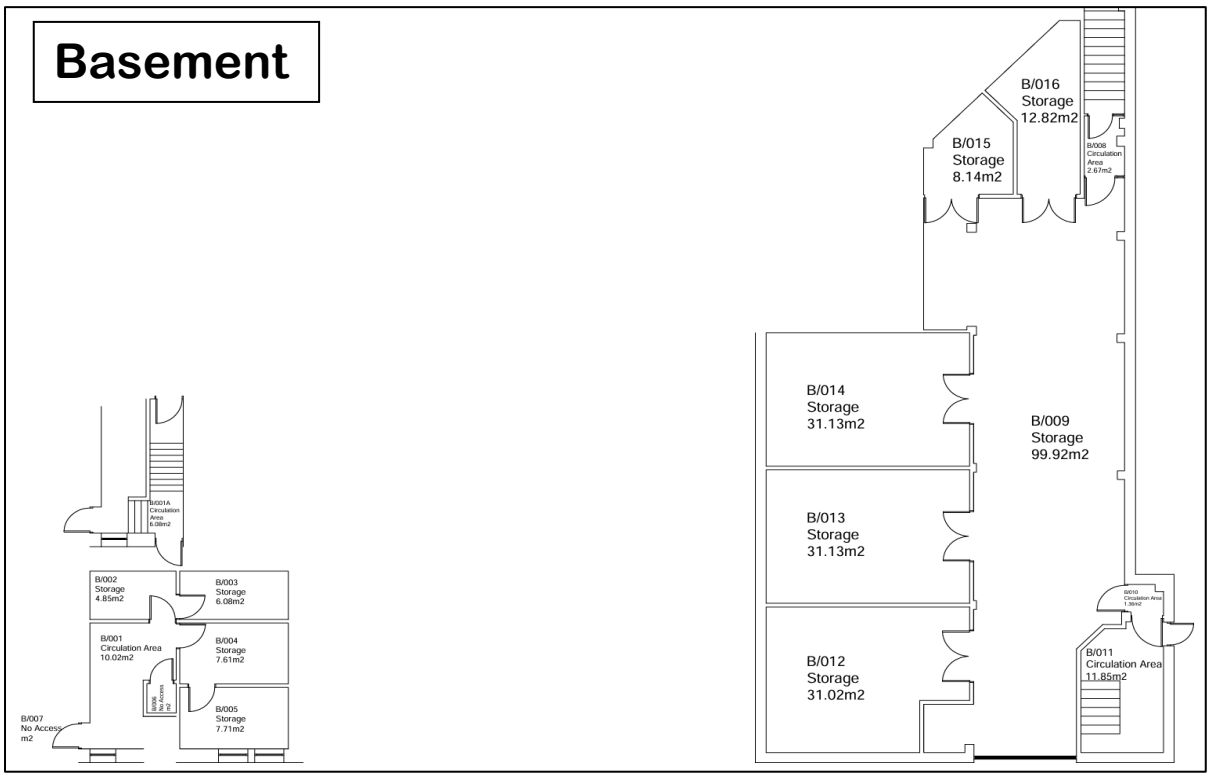
Property & Regeneration
County Hall
Carmarthen
SA31 1JP
Name: Beverly Scrine
Email: bascrine@carmarthenshire.gov.uk

Internal layout plans (Indicative):





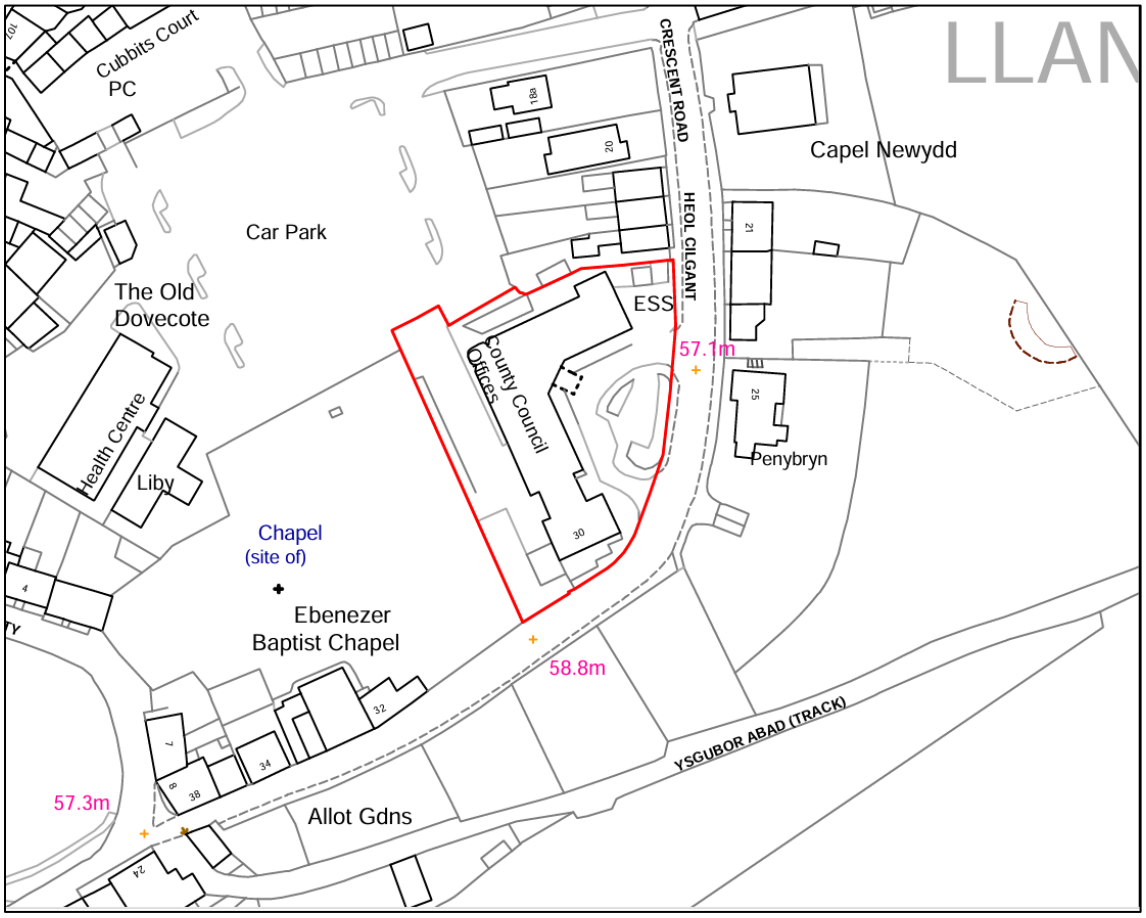
First Floor



Basement

Cyngor Sir Gâr
Carmarthenshire
County Council

Site plan:



Images:













You will need to operate bilingually according to the Council's policies including interior and exterior bilingual signs in the property. There is an advice and assistance service as well as free translation and proof-reading available. For information, go to www.carmarthenshire.gov.wales/home/business and click on 'Welsh Language in business'

For information and help to work biligually, go to www.carmarthenshire.gov.wales/home/business and click on 'Welsh Language in business'

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.

Cyngor Sir Gâr
Carmarthenshire
County Council