

FOR SALE – THE AMMAN CENTRE

Ammanford
SA18 2NP

Offer invited in the region of £110,000



- Civic Hall with a GIA of 592 sq m's
- Prominent position within the town centre.
- Main hall with dance floor and stage
- First floor lounge with bar
- Managers accommodation

sirgar.llyw.cymru
carmarthenshire.gov.wales

Description

An exciting opportunity to purchase a Civic Hall which recently staged functions such as wedding parties, anniversaries, birthdays and other events. The centre served as a central hub for social interaction, cultural expression, and civic engagement, providing a venue for both formal and informal gatherings.

Located in the heart of Ammanford Town Centre, adjacent to the Secondary School the property is within close proximity to car parks and other amenities that Ammanford has to offer.

Accommodation

The internal accommodation provides approximately 592 sq.m (6,372 sq.ft) of space over two floors: -

Ground Floor

Main Hall with stage

Bar and Cellar

Ladies/Gents/Disabled WC's

Office

Kitchen

2 Offices and Stores

First Floor

Lounge Bar

Bar area

Committee Room

Managers bedroom/lounge

Kitchen

Bathroom

Services

It is assumed that the property is connected to electricity, mains gas and water. All interested parties are advised to make their own enquiries with the statutory undertakers regarding the capacity, suitability and availability of services.

Planning

The property is considered suitable for a number of uses subject to the necessary planning consents.

Rateable Value

The rateable value is £12250 with an annual charge £6149.50.

EPC

Energy Performance Asset Rating: TBC

Legal costs

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

For Further Information Please Contact:

Chris Richards

Asset Management Surveyor

Carmarthenshire County Council

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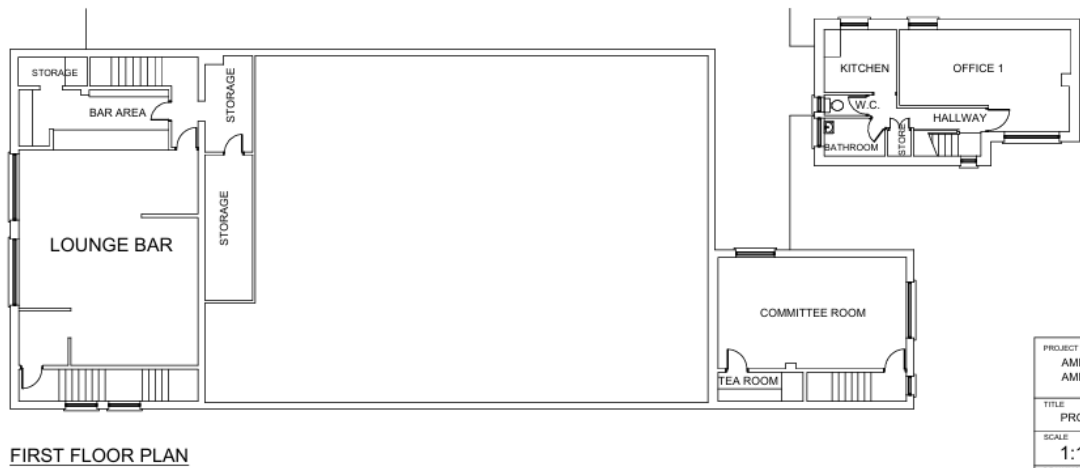
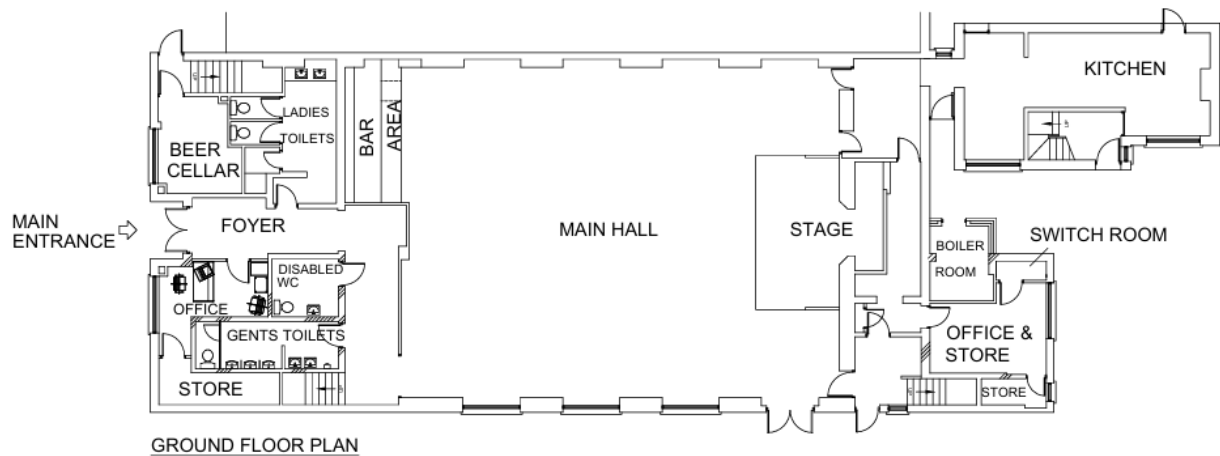
You will need to operate bilingually according to the Council's policies including interior and exterior bilingual signs in the property. There is an advice and assistance service as well as free translation and proof-reading available. For information, go to www.carmarthenshire.gov.wales/home/business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

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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

Floor Plan



PROJECT	AMMAN CENTRE, AMMANFORD
TITLE	PROPOSED FLOOR
SCALE	1:125
DRAWING NUMBER	HALL03.DWG

Hall



Kitchen



Lounge Bar

