

# Stebonheath Enterprise Centre

**STEBONHEATH TERRACE, LLANELLI, CARMARTHENSHIRE, SA15 1NE**

For Sale with Vacant Possession  
An attractive and substantial detached building with extensive car parking



savills

## KEY HIGHLIGHTS

Currently in use as offices, it was purpose built as a primary school so has large regular shaped rooms off a central corridor. Its internal layout and good sized plot offers an exciting redevelopment opportunity, which subject to planning, has potential for conversion into a number of uses.

- 18,521 sq ft / 1,720 sq m
- 0.8 acres
- B1 office use
- Regular shaped rooms with high ceilings.
- Many original features
- Coastal views from upper floors.
- C.40 car parking spaces
- 0.5 miles from Llanelli town centre.



## LOCATION

Llanelli is a market and coastal town in the south east corner of Carmarthenshire. It is located on the Loughor Estuary and is the largest town in the county of Carmarthenshire.

Llanelli lies approximately 4 miles south of J48 of the M4 via the A4138. The town is 11 miles north-west of Swansea and 12 miles south-east of Carmarthen.

## SITUATION

Stebonheath Enterprise Centre is situated in an established residential area, half a mile from Llanelli town centre where there is a mixture of local and national retailers, an Odeon cinema and a range of public sector buildings such as Registry Office, Council offices and Magistrates Court.

Stebonheath Primary School adjoins the rear boundary and Coed Cae Comprehensive School is within quarter of a mile.

## THE PROPERTY

A substantial detached former primary school built in the Victorian era surrounded by tarmacadam car parking.

There is one vehicular access off Stebonheath Terrace and the former playgrounds have more recently been used as car parking where we estimate the provision of c.40 spaces. The property is of an attractive design, with solid red brick elevations with bath stone detailing beneath an original slate covered pitch roof. Window openings which are of a Georgian design being in a symmetrical form have been fitted with replacement uPVC double glazed casements.

Some original features remain such as parquet flooring, architraves, doors and tiled corridor walls.

There is also a small detached, single storey building in the rear car park which is of the same construction. Known as 'The Cottage' it comprises 3 rooms plus toilet facilities.

## ACCOMMODATION

There are two main entrances, each with an inscription above the door; Boys (rear) and Girls (side). There is a central corridor on both floors with rooms off. There are two sets of stairs at either end and a central passenger lift connecting each floor.



## FLOOR AREAS

The property has been measured on a GIA basis with the following floor areas:

Main building - 17,572 sqft/ 1,615 sqm

The Cottage - 949 sqft/ 88 sqm

Total 18,521 sq ft / 1,720 sq m

## SITE AREA

The property measures 0.8 acres (0.32 hectares)

## PLANNING

Local Planning Authority - Carmarthenshire County Council

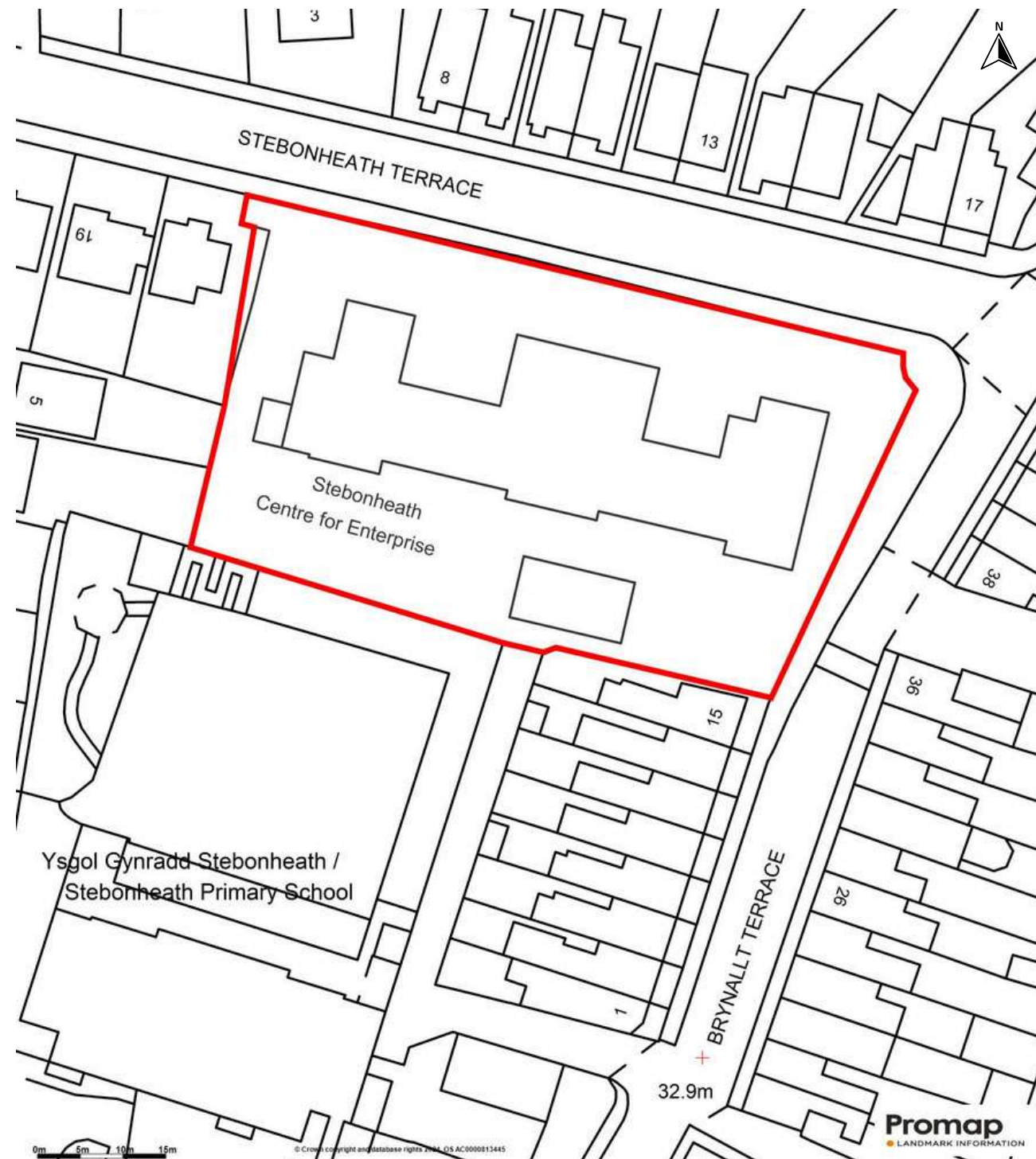
Planning Ref: S/O2271 - The provision of training, office and small scale incubator business units, to assist people with disabilities start their own enterprises. Date of consent - 3 February 2000.

- Use Class - B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

We strongly recommend you make your own planning enquiries.

## ENERGY PERFORMANCE CERTIFICATES

Stebonheath Building - E  
Stebonheath Cottage - C





## TENURE

The property is held freehold and registered under title number: CYM21315. The freehold interest is being offered for sale with vacant possession. Legal completion must take place after 31 December 2024.

## METHOD OF DISPOSAL

Unconditional offers are invited by a way of informal tender for the freehold interest.

Closing date for bids:

**Midday on Wednesday 4 December 2024.**

Interested parties are asked to provide details of their bid including bid amount, any conditions attached to the offer, details of the party submitting the bid, lawyers details and timescales for exchange of contracts and completion. Proof of funding is also advisable.

## VAT

The property is not elected for VAT.

## VIEWINGS

All viewings are strictly by arrangement only through Savills.

## FURTHER INFORMATION

Access to our data room is available upon request. The information available includes the following:

- Existing floor plans and in CAD
- Photographs
- Title Plan & Register
- Asbestos report
- EPC Certificate

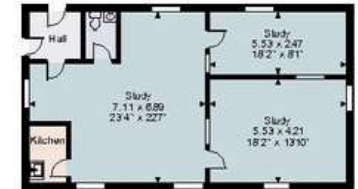


# FLOOR PLAN

Main building gross internal area = 17,375 sq ft / 1,614 sq m  
 Storage gross internal area = 197 sq ft / 18 sq m  
 The Cottage Ground Floor gross internal area = 949 sq ft / 88 sq m  
 Total gross internal area = 18,521 sq ft / 1,720 sq m



Ground Floor



The Cottage Ground Floor



Lower Ground Floor



First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.



## CONTACT

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