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| **Ar osod**  **57-59 Stryd Stepney, Llanelli SA15 3YA**    **Gwahoddir cynigion o oddeutu £5,500 y flwyddyn** |

A picture containing building, outdoor, old, window

Description automatically generated



Disgrifiad

Mae'r eiddo deniadol hwn yn rhan o ffryntiad adwerthu Adeilad Lucania ar Stryd Stepney. Mae'n agos at fusnesau poblogaidd megis Bwyty'r Sheesh Mahal, tafarn Weatherspoon 'The York Palace' a gyferbyn â llecyn gwyrdd Gerddi'r Ffynnon. Mae'r gwaith a ariennir gan y Cyngor o ailddatblygu adeilad cyfagos yr YMCA yn mynd yn ei flaen. Bydd y gwaith hwn, pan fydd wedi'i gwblhau, yn dod â'r adeilad nodedig hwn yn ôl i ddefnydd economaidd, gyda'r bwriad o gynyddu nifer yr ymwelwyr o ardal y porth gorllewinol/Gerddi'r Ffynnon i ganol y dref.

Y tu mewn i'r eiddo ceir ardal adwerthu eang gyda ffryntiad o tua 5m a ffenestri arddangos mawr. Yn y cefn ceir cyntedd sy'n arwain at gegin o faint da, gofod cyffredin a thoiled y gellir mynd iddo o'r gegin neu o'r ardal adwerthu.

Llawr Gwaelod Mewnol Cynllun Lleoliad

A room with a wood floor and a wood floor

Description automatically generated with low confidence![Diagram, engineering drawing

Description automatically generated](data:image/jpeg;base64,/9j/4AAQSkZJRgABAQEAkACQAAD/4RD6RXhpZgAATU0AKgAAAAgABAE7AAIAAAAQAAAISodpAAQAAAABAAAIWpydAAEAAAAgAAAQ0uocAAcAAAgMAAAAPgAAAAAc6gAAAAgAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAEFsZXggRCBXaWxsaWFtcwAABZADAAIAAAAUAAAQqJAEAAIAAAAUAAAQvJKRAAIAAAADNDMAAJKSAAIAAAADNDMAAOocAAcAAAgMAAAInAAAAAAc6gAAAAgAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA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Adfywio Canol y Dref

Yn sgil cael cymorth ariannol gan Lywodraeth Cymru, mae'r Cyngor wedi mynd ati i fuddsoddi yng nghanol tref Llanelli gan helpu i hyrwyddo amgylchedd o ansawdd uchel sy'n ddeniadol ac yn groesawgar i gymysgedd o bobl a busnesau. Mae cyfanswm o dros £18 miliwn yn cael ei fuddsoddi yng nghanol y dref drwy adfywio eiddo.

Ystafelloedd

Arwynebedd mewnol gros o tua 59.4m2 (639 troedfedd sgwâr).

Gwasanaethau

Mae gan y safle ei gyflenwad trydan, nwy a dŵr ei hun. Bydd y tenant a gymer y lle yn gyfrifol am drosglwyddo'r cyfrifon cyfleustodau i'w enw ef/hi ac am dalu'r biliau.

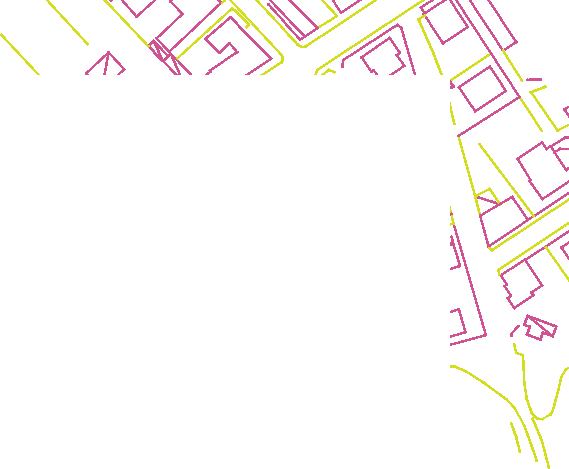
Ni roddwyd prawf ar ddim un o'r gwasanaethau a dylech wneud eich ymholiadau eich hun ynghylch hyn

Tystysgrif Perfformiad Ynni

Sgôr perfformiad ynni: D

Rhif y Dystysgrif: 8257-0398-2686-1243-7266





Ystyried y Cynigion

Rydym yn annog ceisiadau gan ystod eang o fusnesau sydd eisoes yn bodoli a rhai nad ydynt eto wedi cael eu sefydlu.

Os bydd cynigion tebyg neu gystadleuol yn dod i law, bydd y Cyngor yn blaenoriaethu'r rheiny a fydd yn fuddiol i Lanelli o ran y cyd-destun strategol ehangach.

Ardrethi Busnes

Gwerth Ardrethol: £3,900

Telerau'r Brydles

Rhent: £5,500 y flwyddyn heb gyfrif taliadau eraill

Tymor: 3 Blynedd (ond gellid ystyried tenantiaeth hwy)

Atgyweiriadau/Yswiriant: Y tenant i gynnal a chadw gosodion a ffitiadau mewnol a'u cadw mewn cyflwr da. Y landlord i yswirio'r adeilad ac adennill unrhyw gostau. Y tenant i yswirio'r gwydr plât, blaen y siop, y cynnwys, atebolrwydd cyhoeddus. Mae tâl gwasanaeth yn daladwy gan y tenant.

Bydd geirdaon masnachu a bancio yn ofynnol, ac mae'n bosibl y bydd gwarantwr yn ofynnol gan y Cyngor.

Cynghorir darpar denantiaid i holi'r awdurdod cynllunio lleol i gael gwybod a yw'r defnydd a fwriedir ganddynt yn addas.

Costau Cyfreithiol

Bydd pob parti'n gyfrifol am ei gostau cyfreithiol ei hun yn sgil y trafodion hyn

I gael rhagor o wybodaeth cysylltwch ag:

Neuadd y Sir

Caerfyrddin

SA31 1JP

**Alex Williams MPlan, Syrfëwr Graddedig**

Rhif Ffôn: 01267 242379

[E-bost: ADWilliams@sirgar.gov.uk](mailto:Email:%20ADWilliams@carmarthenshire.gov.uk)



Bwriedir i’r manylion hyn roi disgrifiad teg o’r eiddo, ond canllaw ydynt yn unig. Ni ellir gwarantu eu cywirdeb a dylech chi fodloni eich hun eu bod yn gywir, drwy eu harchwilio neu fel arall. Mae rheidrwydd ar Gyngor Sir Caerfyrddin i ystyried pob cynnig a ddaw i law am yr eiddo hwn hyd nes y cyfnewidir contractau. Nid oes rheidrwydd i dderbyn y cynnig uchaf nac unrhyw gynnig. Ni fydd yr Awdurdod ychwaith yn gyfrifol mewn unrhyw fodd am gostau sydd gan ddarpar brynwr yn sgil dod i gael golwg ar yr eiddo, a all gael ei werthu neu ei dynnu oddi ar y farchnad heb rybudd.

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| Nodiadau |

GD4533

**Stryd Stepney, Llanelli, Sir Gaerfyrddin**