

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **£4,500 p.a. exclusive on an internal repairing and insuring lease payable quarterly in advance.**
- **ESTABLISHED SECURE LOCK-UP SHOP UNIT.**
- **1 OF 5 PUPOSE BUILT UNITS.**
- **AVAILABLE LONG TERM.**
- **FLOOR AREA = 17.92 SQUARE METRES.**
- **BETWEEN 'BLUE STREET' AND 'MILL STREET/GREYFRIARS SHOPPING PRECINCT'.**
- **CLOSE TO BUS STATION.**

**Unit 2, Albion Arcade,
Mill Street, Carmarthen SA31 3AB**

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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The Property
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

TO LET - CARMARTHEN TOWN CENTRE

A **SMALL SECURE LOCK-UP SHOP UNIT** located fronting on to 'Albion Arcade' that **connects** 'Blue Street' with 'Mill Street' and the 'Greyfriars Shopping Precinct' having a 5' 10" (1.78m) wide display window occupying an established trading position at Carmarthen town centre close to the Bus Station just off 'Guildhall Square'.

SHOP/SALES 15' 2" x 10' 4" (4.62m x 3.15m) with tile effect vinyl floor covering. Skylight. 5' 10" (1.78m) wide display bow windows. Glazed entrance door. Telephone point. 12 Power points. 10' 7" (3.23m) ceiling heights. Opening to

KITCHENETTE 5' 2" x 4' 2" (1.57m x 1.27m) with sink unit. Vinyl floor covering. 4 Power points.

SEPARATE WC with 2 piece suite in white comprising wash hand basin and WC. Water meter. Extractor fan.





ENERGY EFFICIENCY RATING: - G (168).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the [EPC Register Website](#) and by inserting the following **RRN** No – 0940-0734-1729-4370-0096.

TERMS: - Flexible terms - 3, 5 or 7 years available - **long term preferred** - subject to rent reviews

FEES: - the **ingoing Tenant** will be responsible for the Landlords reasonable agents and legal costs in this matter.

RENT: - £4,500 per annum **payable quarterly in advance on an internal repairing and insuring basis.**
The Tenants will be responsible for the shop window and entrance door.

SECURITY DEPOSIT: - A security deposit of **£1,000** is required that will be held pending termination of any lease.

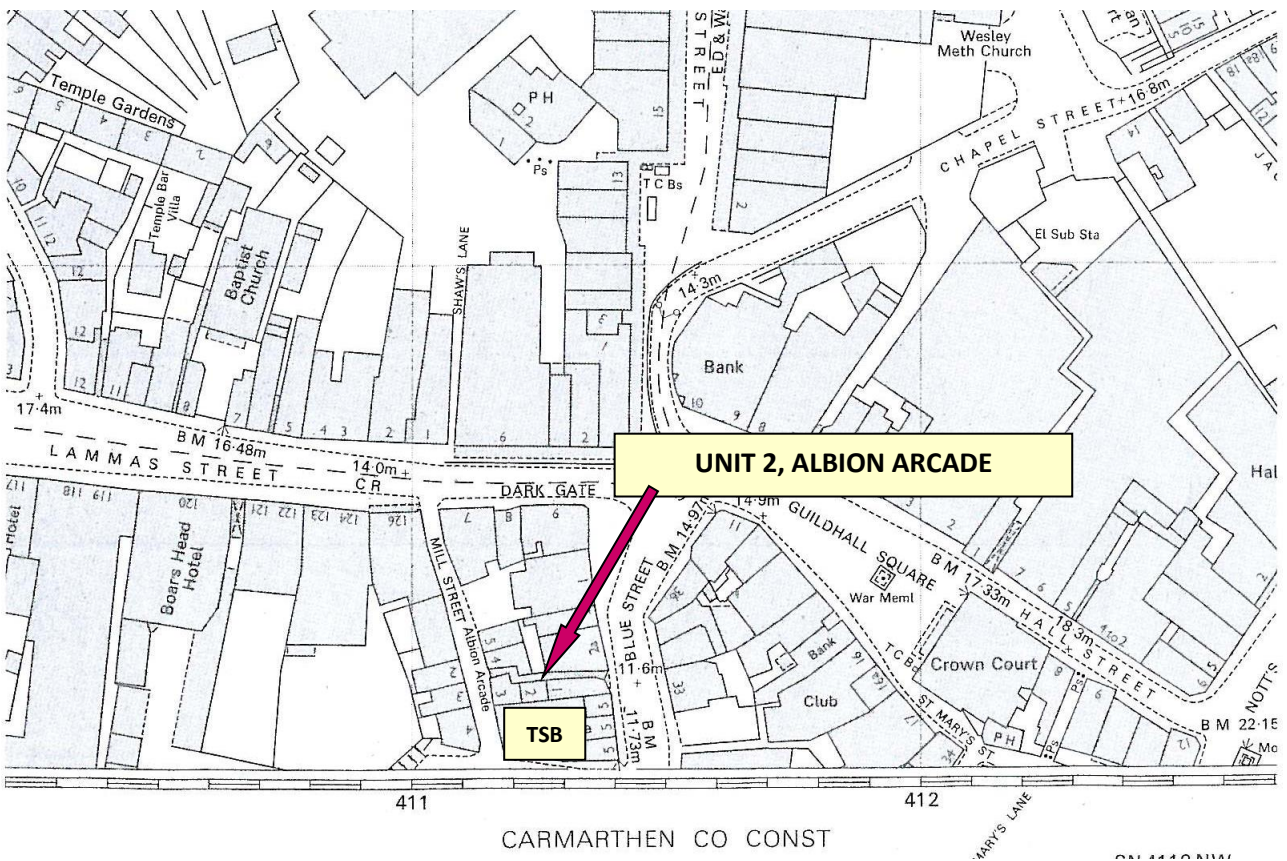
NON-REFUNDABLE DEPOSIT: - A non-refundable deposit of **£500** is required and which will form part of the first quarters rent should the transaction proceed but will be forfeited should the prospective Tenant decide against proceeding with the transaction.

SERVICES: - Mains electricity, water and drainage. Telephone subject to BT Regs.

RATEABLE VALUE: - 2022/23 = £3,350.00p.

BUSINESS RATE PAYABLE: - 2022/23 = £1,792.25p. **BEFORE ANY RELIEFS ARE APPLIED.**

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these letting particulars have been tested by the Letting Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the letting of the property.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

12.11.2022 - REF: 6479