



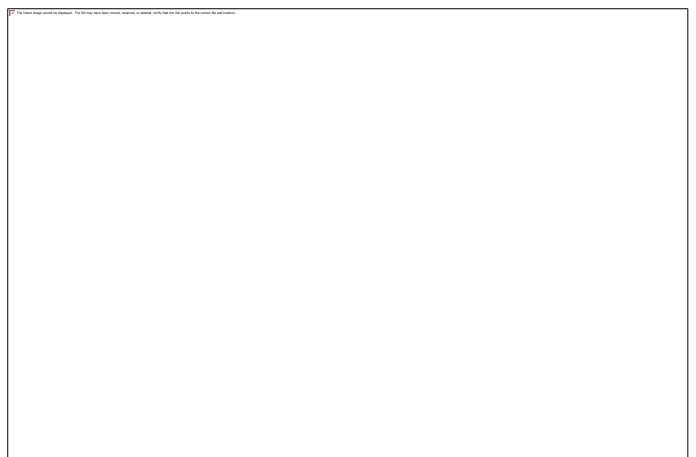
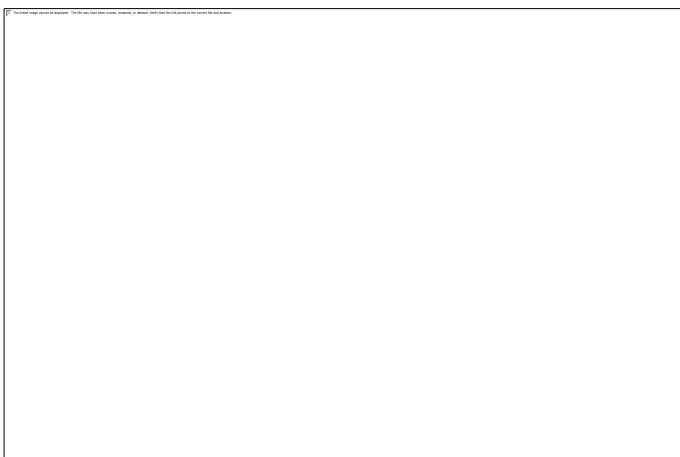
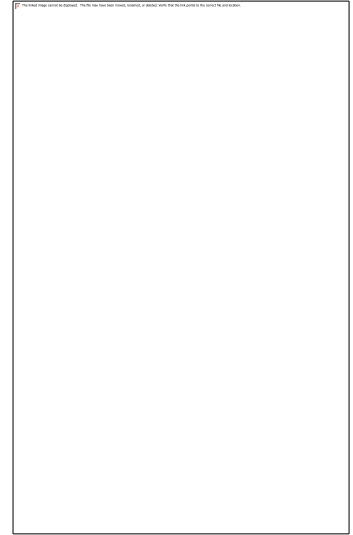
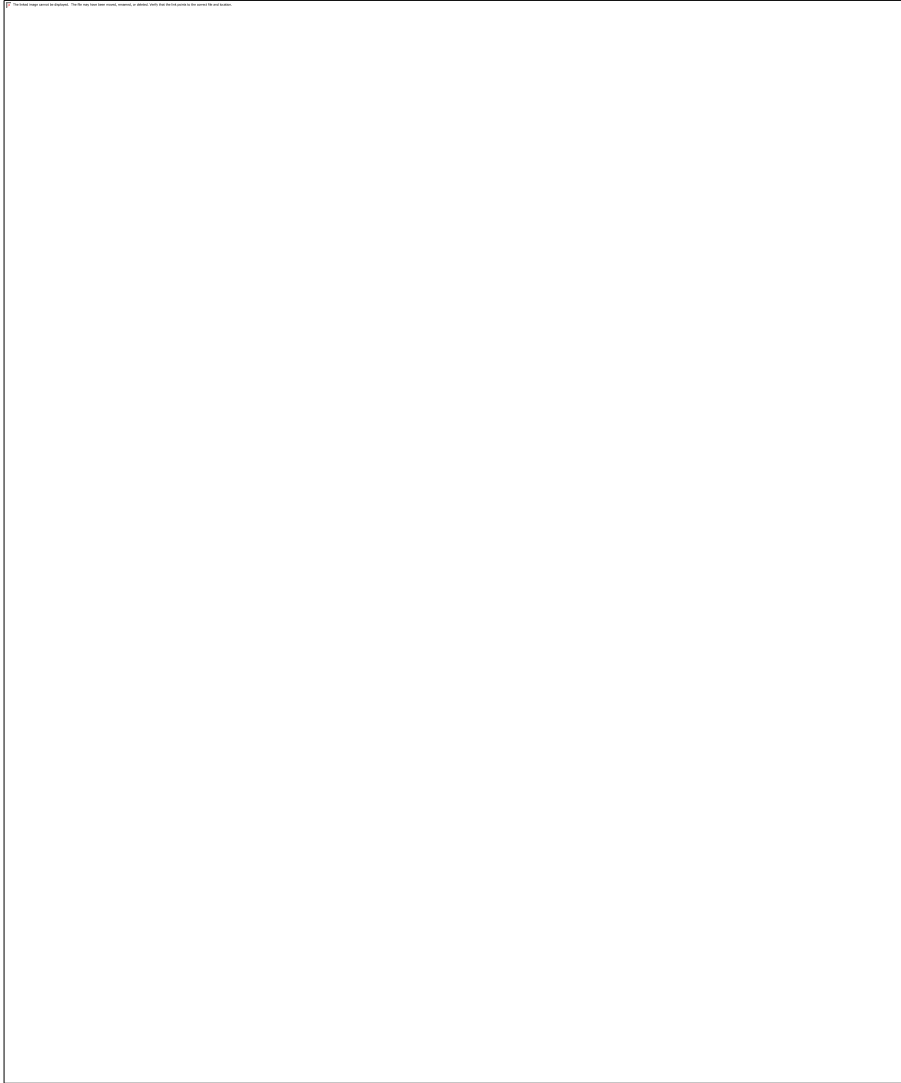
- **£8,000** p.a. exclusive on Internal Repairing and Insuring terms payable in advance.
- **FRONTING BUSY THOROUGHFARE CONNECTING 'LAMMAS STREET' WITH THE 'NEW MARKET HALL' AND 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.**
- **TWO STOREY LOCK-UP SHOP PREMISES.**
- **9' (2.74m) WIDE DISPLAY WINDOW.**
- **FLOOR AREA APPROX. 204 SQ.FT.( 62 SQ.M.).**

**No 9 Mansel Street,  
Carmarthen, SA31 1PX**

**TO LET - CARMARTHEN TOWN CENTRE.**

***A TWO STOREY LOCK-UP SHOP PREMISES*** situate fronting onto a ***busy thoroughfare*** connecting just off 'Lammas Street' with the 'New Market Hall' and 'St. Catherine's Walk' shopping precinct at the centre of the County and Market of Carmarthen.

**Overall FLOOR AREA of approximately 204 sq. ft (62 Sq.M).**



**SHOP 31' 2" x 12' 7" (9.49m x 3.83m)** overall with primary and secondary sales areas. 9' (2.74m) wide display window. 2 Mains smoke detector. Emergency lighting.

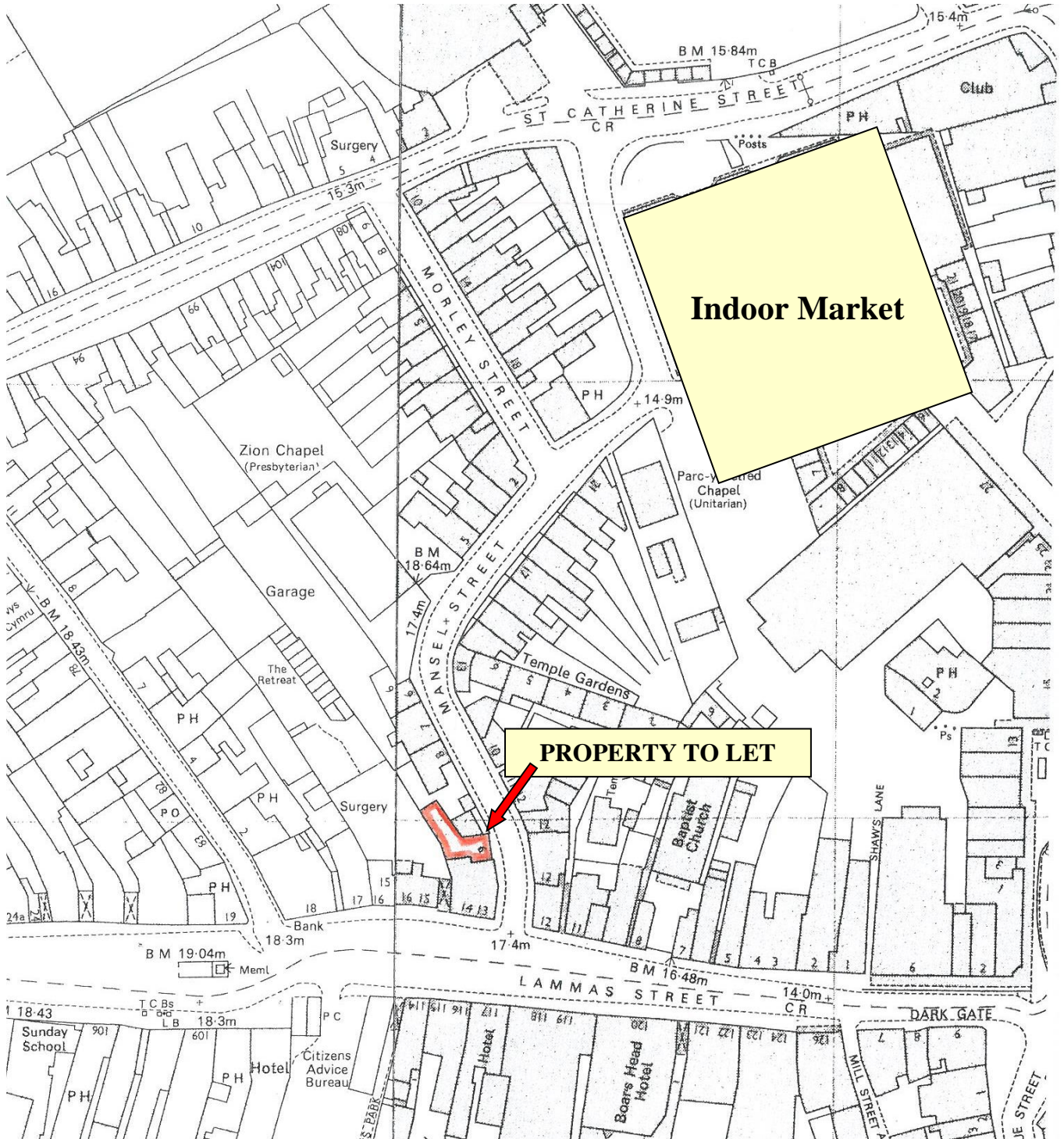
**INNER HALL**

**STORE ROOM 8' 3" x 8' 3" (2.51m x 2.51m)**

**FIRST FLOOR**

**STOCK ROOM 8' 6" x 6' (2.59m x 1.83m)** average.

**SEPARATE WC** with 2 piece suite in white comprising wash hand basin and WC. Double glazed velux window.



**NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.**

**DIRECTIONS:** - The premises is located on **FOOT** by turning off 'Lammas Street' **opposite** the 'Rose and Crown' Public House and the property will be found at the **beginning** of 'Mansel Street' behind the 'Swansea Building Society' and **opposite** the rear entrance to 'Walter Lloyd Chemist' and 'Jones and Murphy Opticians'.

**ENERGY EFFICIENCY RATING:** - D (82).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No – 0010-5989-0431-9560-8020.

**RENT:**- £8,000 per annum exclusive payable **quarterly in advance** on an **internal repairing and insuring lease** to **include** water charges.

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

**FEES:**- The ingoing Tenant will be responsible for the Landlords reasonable Agents and Legal costs in this matter.

**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:**- 2019/20 = £7,100.

**BUSINESS RATE PAYABLE:** 2019/20 = £3,734.60p. **The property for the financial year 2019/2020 we are informed qualifies for 'High Street relief' and Small Business rate relief.**

**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.

## **VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

09.08.2019 - REF: 5748