

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **£11,500 p.a. exclusive on an Internal Repairing and Insuring basis payable quarterly in advance.**
- **LONG ESTABLISHED LADIES BOUTIQUE.**
- **3 STOREY SHOP PREMISES with 17 FT. WIDE DISPLAY WINDOW.**
- **GAS C/H. PART DOUBLE GLAZED.**
- **PROMINENT TRADING POSITION OPPOSITE 'ST. PETERS CIVIC HALL'.**
- **OVERALL FLOOR AREA 108.8 SQ. M (1,171 SQ. FT).**
- **THE BUSINESS IS AVAILABLE BY SEPARATE NEGOTIATION (SAV).**

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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

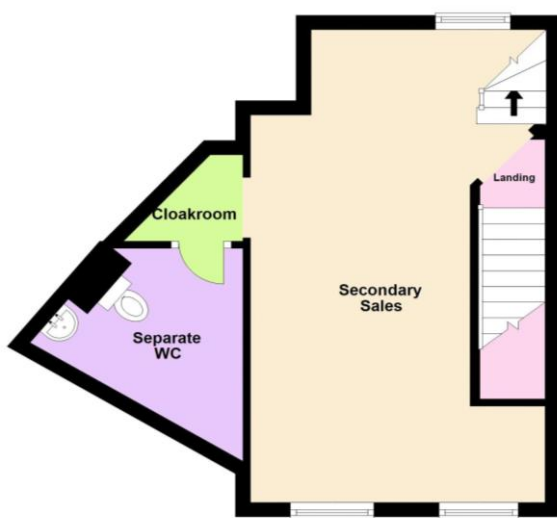
A long established **3 STOREY SHOP premises** which was refurbished and partly re-built by the 'Bank Of Wales' circa 1984/85 and which has since 2004 been operated as a family run Ladies Boutique offering a wide range of high class ladies fashion. Prior to 2004 the property had been a successful Florist shop.

The property comprises a **3 STOREY SHOP PREMISES** having a **17Ft. wide display window** with a **Ground Floor Sales area of 34.9 Sq.M. (375 Sq.Ft.)** having storage areas off with at First Floor a **SECONDARY SALES AREA** with to the Second Floor a **STOCKROOM/STORES**.

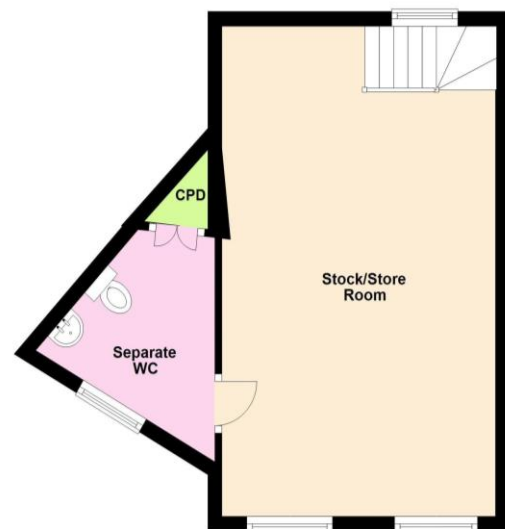
The shop premises occupies a **prime trading position commanding a prominent location fronting onto a busy pedestrianised thoroughfare opposite 'St. Peter's Civic Hall'**.

GAS CENTRAL HEATING. PARTIAL DOUBLE GLAZING.

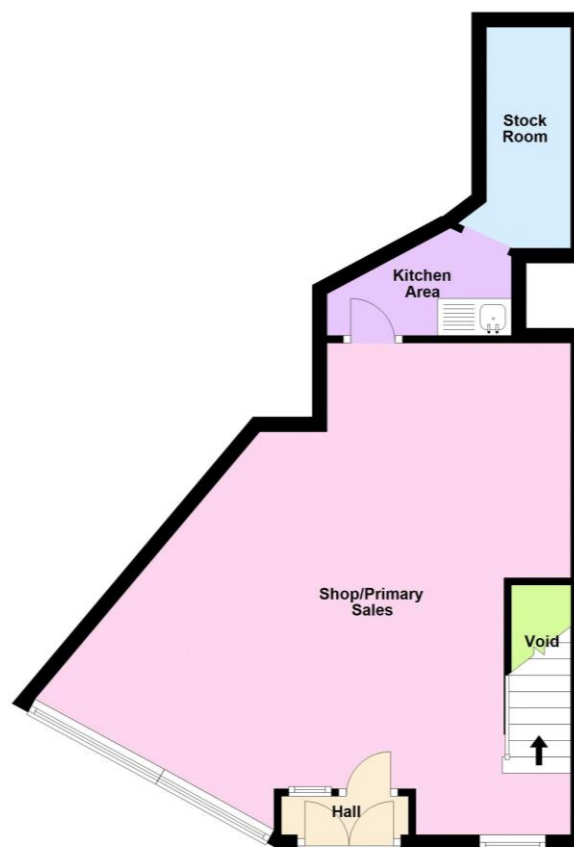
AMPLE POWER POINTS THROUGHOUT. BURGLAR ALARM SYSTEM.



First Floor



Second Floor



Ground Floor



ENTRANCE HALL with double doors to outside. PVCu double glazed door and side screen to

SHOP/PRIMARY SALES 22' x 15' (6.7m x 4.57m) average with laminate flooring. Spotlighting. 3 Radiators. C/h thermostat control. Staircase to First Floor. **17ft. wide and 13ft. high wide shop display window.** 3 Dressing rooms/cubicles. Telephone point.

KITCHENETTE with radiator. Sink unit. Base kitchen units.

STORE ROOM OFF 9' (2.74m) in depth.

FIRST FLOOR

SECONDARY SALES 19' 5" x 9' 2" (5.91m x 2.79m) extending to **14' 4" (4.37m)** plus dressing room. 2 Windows to fore. Radiator. Staircase to Second Floor.

CLOAKROOM

SEPARATE WC 8' 11" x 8' 9" (2.72m x 2.66m) av. with 2 piece suite in white comprising pedestal wash hand basin and WC. Radiator. Extractor fan.

SECOND FLOOR

STOREROOM 22' min. x 14' 6" (6.7m min x 4.42m) with 2 windows to fore. 2 Radiators. Door to

SEPARATE WC 9' x 6' 8" (2.74m x 2.03m) approx. average with 2 piece suite comprising WC and pedestal wash hand basin.

BUILT-IN AIRING CUPBOARD OFF

ENERGY EFFICIENCY RATING: - C (58).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No – 9963-4034-0714-0600-6425.

FLEXIBLE TERMS: 3, 5, 7 or 9 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.

RENT: £11,500 per annum exclusive on an **Internal Repairing and Insuring basis** payable **quarterly in advance.**

BUSINESS PLAN: Interested applicants will be required to submit a Business Plan detailing their business experience, type of business to be operated from the premises etc.

NON-REFUNDABLE DEPOSIT: A non-refundable deposit of £500 is required and which will form part of the first quarters rent however should an applicant subsequently withdraw from a proposed letting then this non-refundable deposit would be forfeited.

SERVICES: - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

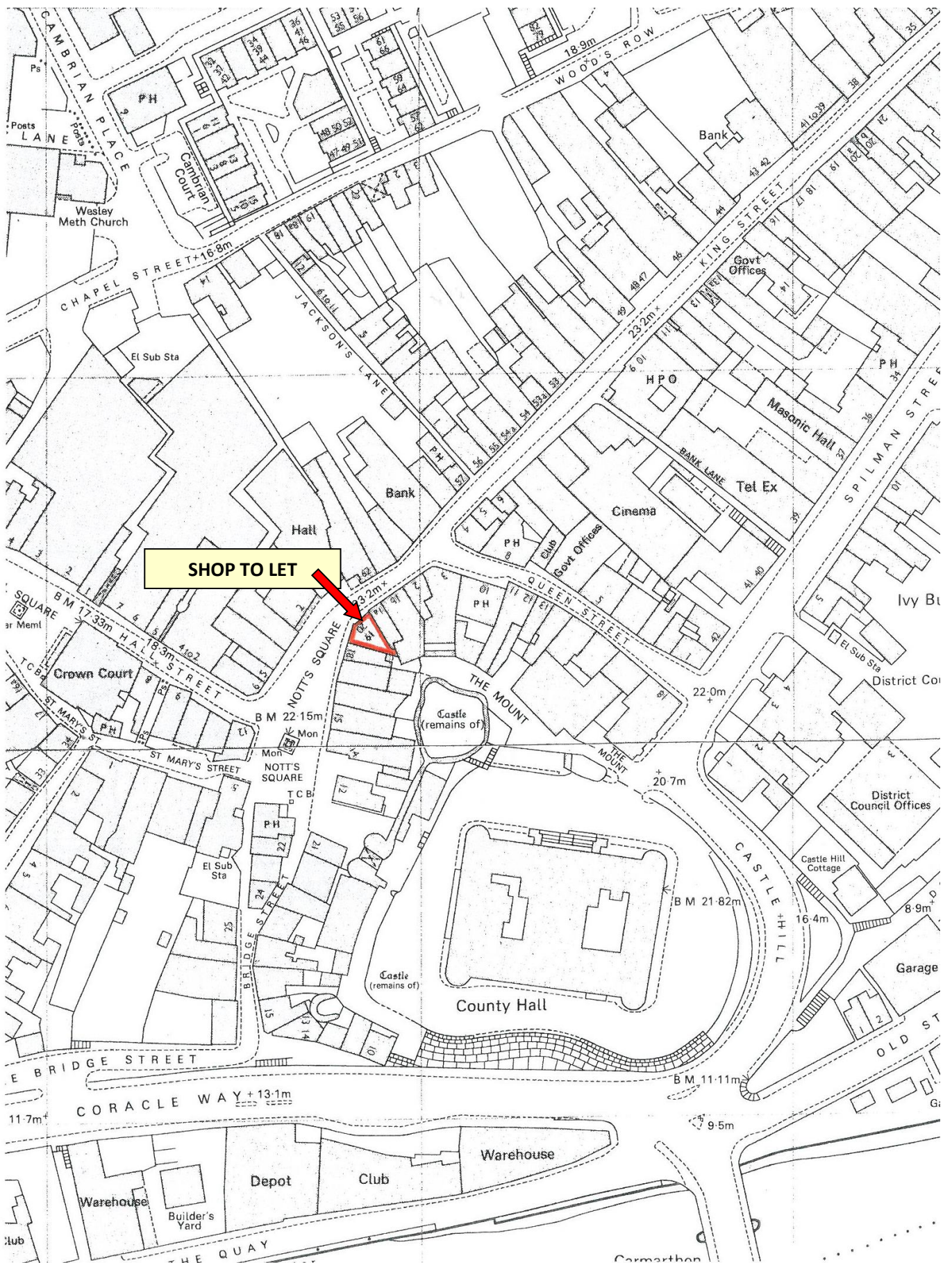
RATEABLE VALUE: 2019/20 = £7,900.

BUSINESS RATES PAYABLE: 2019/20 = £4,155.40p. The property qualifies for 'Small Business Rate Relief' of £2,839.57p and therefore there is a balance due for the **forthcoming financial year of £1,315.83p.**

Applicants should note that the property once applied for will qualify for 'High Street Relief' resulting in no rates being payable for the financial year 2019/20.

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 let** or included in the letting of the property.

Details amended – 01.04.2020



NOT TO SCALE AND PROVIDED FOR IDENTIFICATION PURPOSES ONLY

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

18.03.2019 - REF: 5640