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Properties

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**VAUGHAN**  
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Est. 1998

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- **LONG ESTABLISHED TRADING POSITION.**
- **ACCOMMODATION OVER 4 FLOORS.**
- **FIRE ALARM AND EMERGENCY LIGHTING.**
- **FRONTING BUSY THOROUGHFARE.**
- **FLOOR AREA 2,400 SQ.FT. (222 SQ.M.) APPROX.**
- **GROUND AND FIRST FLOOR PRIMARY AND SECONDARY SALES AREAS.**
- **TWO DISPLAY WINDOWS.**
- **TOWN CENTRE LOCATION WITH LARGE 'FOOTFALL'.**

**No 54A King Street  
Carmarthen  
SA31 1BD**

**£110,000** OIRO  
**FREEHOLD**

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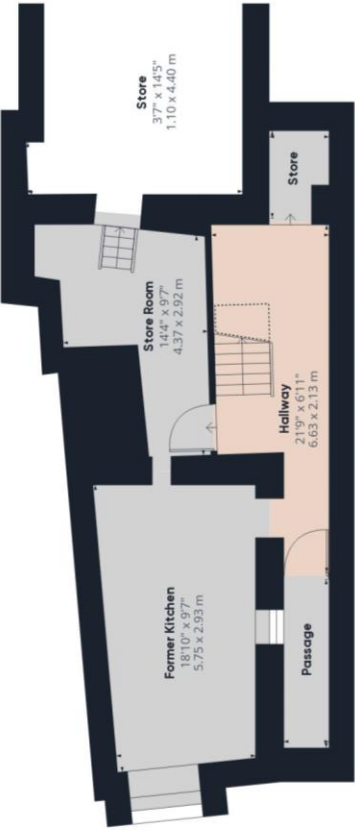
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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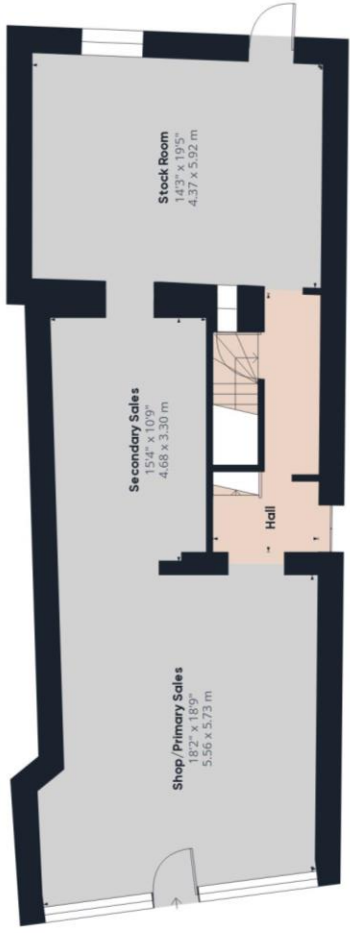
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The Property  
Ombudsman

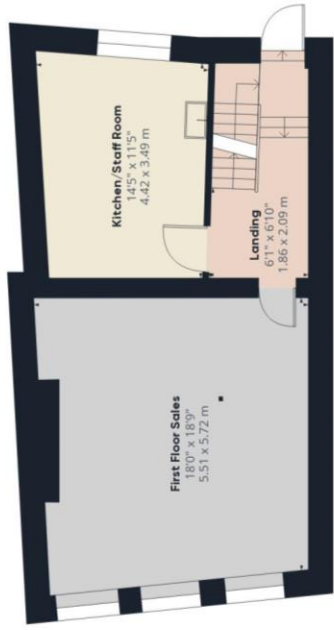
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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.



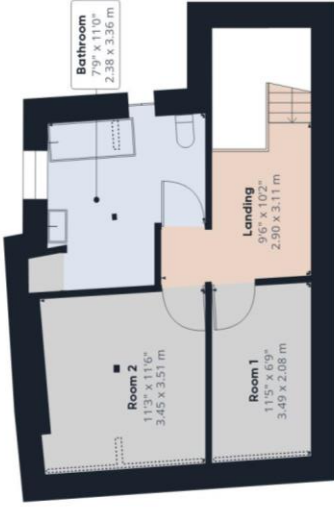
Lower Ground Floor



Ground Floor



Floor 1



Floor 2

A spacious double fronted **SHOP PREMISES** with **accommodation over 4 floors** that affords excellent scope for re-development subject to the necessary consents being obtained situated commanding a **prominent trading position** with large 'footfall' fronting onto a busy thoroughfare (Conservation Area) within **close proximity** of 'NatWest' Bank just off 'Notts Square' (pedestrianised) within a **short level walk** of 'St. Peter's' Municipal Car Park, Carmarthenshire County Council offices and the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

The property comprises a long established double fronted shop premises that enjoys a frontage to 'King Street' of approximately 19' (5.8m) and incorporates 2 display windows either side of a central doorway.

**BURGLAR AND FIRE ALARMS. EMERGENCY LIGHTING. MAINS GAS CONNECTED.**

**SCOPE TO CONVERT THE FIRST TO LIVING ACCOMMODATION SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED.**

**SHOP/PRIMARY SALES 20' 3" x 19' 2" (6.17m x 5.84m)**

with serving counter. Telephone point. Recessed downlighting/spotlighting. **8' 7" (2.62m) ceiling height. 6' 4" and 7' 8" (1.93m and 2.34m) single glazed display windows** to either side of glazed entrance door. Ample power points. Wall mounted electric heater. Opening to the Inner Hall that gives access to the lower ground floor and first floor. **6' 7" (2m) wide opening to**

**SECONDARY SALES AREA 15' 6" x 10' 2" (4.72m x 3.10m)** with recessed downlighting/spotlighting. **8' 7" (2.62m) Ceiling height. 3' 6" (1.07m) Wide opening to**

**STOCK ROOM 19' 4" x 14' 4" (5.89m x 4.37m)** with fitted shelving. PVCu double glazed window overlooking the rear walled overgrown garden. **9' 6" (2.9m) Ceiling height.** 2 Power points. Wall mounted electric fan heater. Opening to

**INNER HALL** with staircase to first floor. Fitted shelving.

**LOWER GROUND FLOOR - 8' 3" (2.51m) ceiling height**

**HALL** with staircase to the ground floor. Understairs storage area with store room off. Exposed stone wall. 2 Power points. Electric meter.

**FORMER FUEL STORE/HALLWAY** with exposed stone walls. Former coal chute. Water meter. Cobbled floor.

**FORMER KITCHEN 18' 10" x 10' 7" (5.74m x 3.22m)** with gas meter. Quarry tiled floor. Exposed stone walls. Former fireplace.

**STORE ROOM No 1 14' 4" x 9' 7" (4.37m x 2.92m)** overall 'L' shaped with quarry tiled floor.

**STORE ROOM No 2 14' x 10' 6" (4.26m x 3.20m)** with hardwood floor. **6' 3" (1.91m) Ceiling height.**



**FIRST FLOOR - 8' 11" (2.72m) ceiling heights**

**HALF LANDING** with door to fire escape.

**LANDING** with staircase to second floor. 1 Power point.

**SECONDARY SALES 19' 10" x 19' (6.04m x 5.79m)** with 3 single glazed sash windows to fore. Serving counter. Fire door to the Landing.

**STAFF ROOM 14' 8" x 11' 3" (4.47m x 3.43m)** with vinyl floor covering. PVCu double glazed window. Fitted shelving. Sink unit. Electric water heater. 5 Power points. Fire door to the Landing.

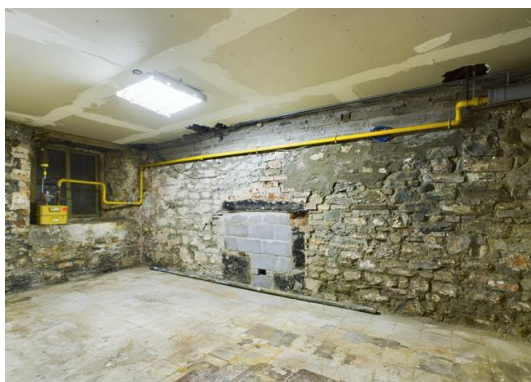
**SECOND FLOOR - 8' 9" (2.66m) ceiling heights**

**LANDING 10' 3" x 8' 9" (3.12m x 2.66m) overall 'L' shaped** with sink unit. 4 Power points. Emergency lighting to stairwell.

**ROOM 1 11' 6" x 6' 10" (3.50m x 2.08m)** with part sloping ceiling. Exposed boarded floor. **Former window opening.** Eaves storage off. Fire door to the Landing.

**ROOM 2 11' 5" x 11' 3" (3.48m x 3.43m)** with part sloping ceiling. Exposed boarded floor. **2 Former window openings.** Fire door to the landing.

**BATHROOM 11' 10" x 11' (3.60m x 3.35m) overall 'L' shaped** with vinyl floor covering. Single glazed sash window to side. Part sloping ceiling with **former window opening.** Eaves storage off. 3 Piece suite in white comprising pedestal wash hand basin, panelled bath and WC. Tiled splashbacks. Electric water heater.





**ENERGY EFFICIENCY RATING:** -

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

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

**RATEABLE VALUE** – 2023/24 - **£8,300p.** *Oral enquiry only.*

**BUSINESS RATES PAYABLE** - 2023/24 - **£4,440.50p.** *Oral enquiry only.* **BEFORE ANY RELIEFS ARE APPLIED.**

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling 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 sale of the property.



**THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**

<p><b><u>VIEWING</u></b> Strictly by appointment with Gerald R Vaughan Estate Agents</p>	<p>30.01.2024 - REF: 6737</p>
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