Sales & Lettings of Residential, Rural & Commercial Properties



Valuers Land Agents Surveyors

Est. 1998

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- £15,000 p.a. exclusive on an internal repairing and insuring lease payable quarterly in advance.
- SPACIOUS ESTABLISHED GROUND FLOOR SHOP PREMISES.
- FLOOR AREA 126 SQUARE METRES.
- PRIMARY SALES/SHOP 39' x 16' 9" (11.89m x 5.11m).
- PROMINENT POSITION FRONTING BUSY THOROUGHFARE OPPOSITE BUS STATION.
- 9' 3" (2.82m) WIDE DISPLAY WINDOW.
- SECONDARY SALES/STOCK ROOM 20' 10" x 10' 7" (6.35m x 3.23m).

No 31A Blue Street
Carmarthen SA31 3LE

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TO LET - CARMARTHEN TOWN CENTRE.

A long established **GROUND FLOOR SHOP PREMISES** with **9'3''** (2.82m) wide display window occupying a **prominent trading position** fronting onto one of the main busy thoroughfares **opposite** the bus station and TSB bank/'Greyfriars' Shopping Precinct just off 'Guildhall Square' at the centre of the County and Market town of Carmarthen.

The accommodation comprises: -

COMMUNAL ENTRANCE HALL

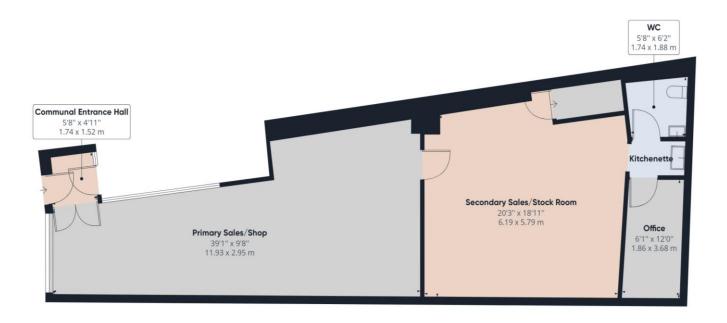
SHOP/PRIMARY SALES 39' x 12' 7" ext. 16' 9" overall (11.88m x 3.83m x 5.11m overall) 'L' shaped with boarded effect laminate flooring. 3 Wall mounted programmable electric heaters. 8 Power points. Telephone point. 13' 3" (4.04m) Ceiling height to the front section. 9' 3" (2.82m) Wide display window.

SECONDARY SALES/STOCK ROOM 20' 10" x 20' 7" (6.35m x 6.27m) overall 'L' shaped with suspended ceiling. 10 Power points. 2 Wall mounted programmable electric heaters. Fire exit to the first floor.

KITCHENETTE with sink unit. Boarded effect vinyl floor covering.

SEPARATE WC 6' 8'' x 6' (2.03m x 1.83m) with boarded effect vinyl floor covering. 2 Piece suite in white comprising pedestal wash hand basin and WC.

OFFICE 12' 3'' x 6' 1'' (3.73m x 1.85m) with 4 power points.

















DIRECTIONS: - The shop premises is located **two thirds** of the way up 'Blue Street' **opposite** the Bus Station and **before** TSB bank.

ENERGY EFFICIENCY RATING: - C (67).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No – 9169-3506-0519-0000-6921.

RENT: - £15,000 per annum exclusive payable quarterly in advance on an internal repairing and insuring Lease.

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: -2023/2024 = £13,000

BUSINESS RATE PAYABLE: - 2023/2024 = £6,955.00p. BEFORE any rate 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.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

21.10.2023 - REF: 6686