

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **£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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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 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