

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)



- **£10,500 p.a. exclusive on an internal repairing and insuring lease payable quarterly in advance.**
- **ESTABLISHED GROUND FLOOR SHOP PREMISES.**
- **FLOOR AREA = 82 SQ.M. (882 Sq.Ft.).**
- **EPC – D (82).**
- **PROMINENT TRADING POSITION FRONTING BUSY THOROUGHFARE.**
- **AVAILABLE LONG TERM.**
- **FIRE ALARM SYSTEM.**

**No 11 King Street  
Carmarthen SA31 1BH**

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

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The Property  
Ombudsman

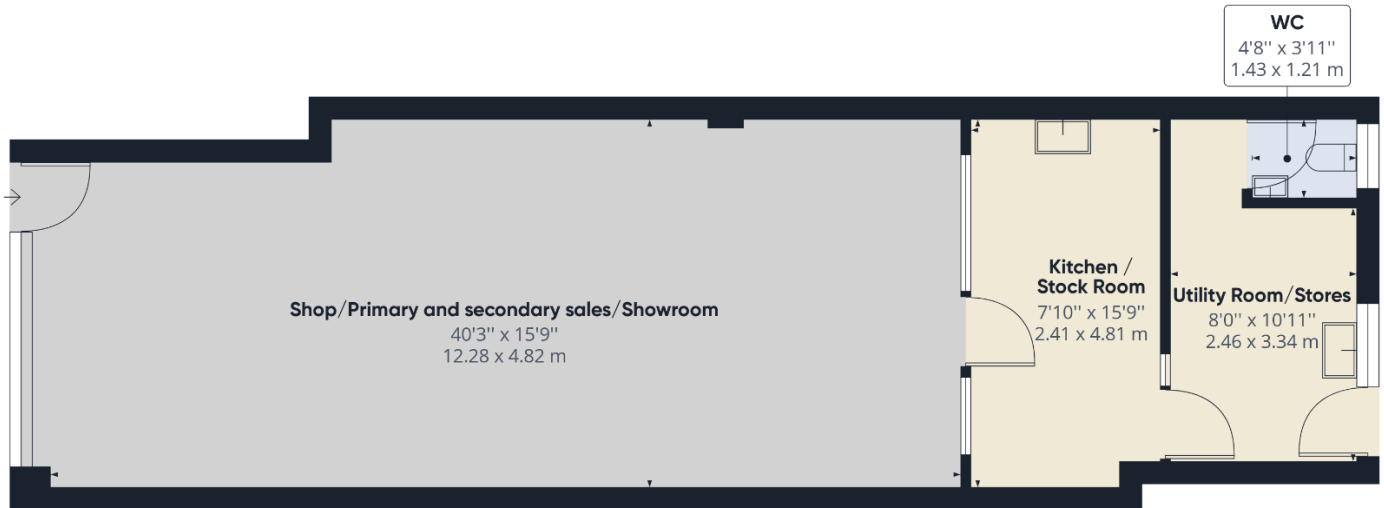
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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 that was **re-built approximately 50 years ago** having a frontage to 'King Street' of approximately **13' 8" (4.16m)** that has been run as a 'Gift Shop' and 'Tea Rooms' **since 2019** occupying a **prominent trading position** adjacent to the former Post Office building situate fronting onto one of the main busy thoroughfares that connects 'Notts Square' with 'St Peters' Municipal Car Park and the Doctors Surgeries at the centre of the County and Market town of Carmarthen.

**PARTIAL DOUBLE GLAZING. MAINS GAS AVAILABLE. EMERGENCY LIGHTING.**

**FIRE ALARM. AMPLE POWER AND TELEPHONE POINTS THROUGHOUT.**







**SHOP/PRIMARY SALES 40' 3" x 14' (12.26m x 4.26m)** extending to **16' (4.87m)** with telephone point. **10' (3.05m)** wide part double glazed display window. Double glazed entrance door. 9' 2" ceiling height. Electricity consumer unit. 12 power points. Numerous telephone points.

**FITTED KITCHEN/STOCK ROOM 16' x 7' 9" (4.87m x 2.36m)** with fitted wall shelving. Vinyl Floor covering. Double glazed windows and door to the shop. Plumbing for dishwasher. Range of fitted base and eye level kitchen units incorporating a sink unit. 9 Power points. Telephone points. Aluminium double glazed door to

**UTILITY ROOM/STORES 10' 11" x 8' (3.32m x 2.44m)** extending to **15' 3" (4.64m)** with sink unit. Work surface. Aluminium double glazed window and entrance door to rear. 2 Power points.

**SEPARATE WC** with 2 piece suite in white comprising wash hand basin and WC. Opaque single glazed window. 2 Power points. Water meter.

### EXTERNALLY

Rear enclosed walled garden that extends for a depth of 38ft. and having a width of 18ft.

**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: - 9189-4017-0760-0000-9301.

**FLEXIBLE TERMS:** - 3, 5 or 7 YEARS AVAILABLE - **LONG TERM PREFERRED** - **SUBJECT TO RENT REVIEWS.**

**FEES:** - The in-going tenant will be responsible for the Landlords reasonable agent 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.

**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.

**PLANNING:** Applicants should note that whilst the property is not Listed, it is in a Conservation Area and any external re-painting is subject to approval by the Local Conservation Office. **Existing Planning Use is A1.**

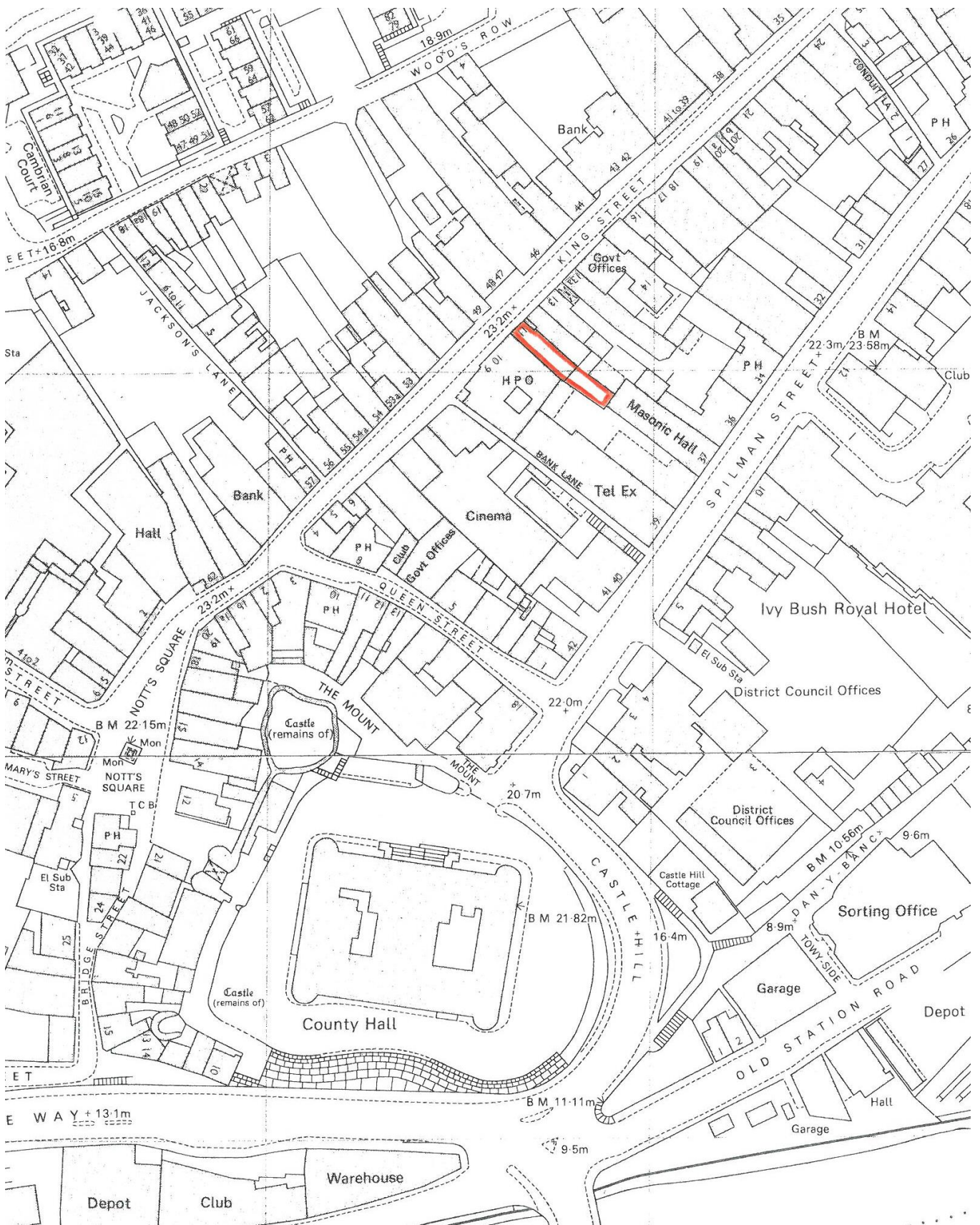
**SERVICES:** - Mains electricity, water and drainage. Mains gas available. Telephone subject to BT Regs.

**RATEABLE VALUE:** - 2023/2024 = £8,400.00p

**BUSINESS RATE PAYABLE:** - 2023/24 =£4,494.00p - **Once occupied** the property may qualify for Small Business Rate Relief.

**LOCAL AUTHORITY:** - Carmarthenshire County Council. 01267 - 234567.

**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.



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

**DIRECTIONS:** - The shop premises is located halfway along 'King Street' adjacent to the former 'Post Office' and **opposite** 'Wetherspoons Public House/Restaurant'.

**Details amended – 27.03.23**

**VIEWING** 11.05.2022 - REF: 6361  
 Strictly by appointment with Gerald R Vaughan Estate Agents