

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

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Valuers
Land Agents
Surveyors

Est. 1998



- **FULLY EQUIPPED DESTINATION BAR AND LIVE MUSIC VENUE.**
- **LEASE FOR SALE AS A GOING CONCERN - 16 YEARS UNEXPIRED.**
- **IN AREA FAVOURED BY HOSPITALITY/LEISURE ESTABLISHMENTS.**
- **RENOVATED SINCE 2020.**
- **3 STOREY PREMISES. FREE OF TIE.**
- **DANCE FLOOR WITH DJ BOOTH AND DANCE FLOOR LIGHTING WITH ASSOCIATED SOUND SYSTEM.**
- **RENT- £9,000 p.a. STOCK AT VALUATION.**
- **EXCELLENT SCOPE TO INCREASE TURNOVER THROUGH LONGER OPENING HOURS/DEVELOPMENT OF BUILDING.**

Infinity Music Bar
No 17 Guildhall Square
Carmarthen SA31 1PR

£119,950 OIRO
LEASE FOR SALE

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

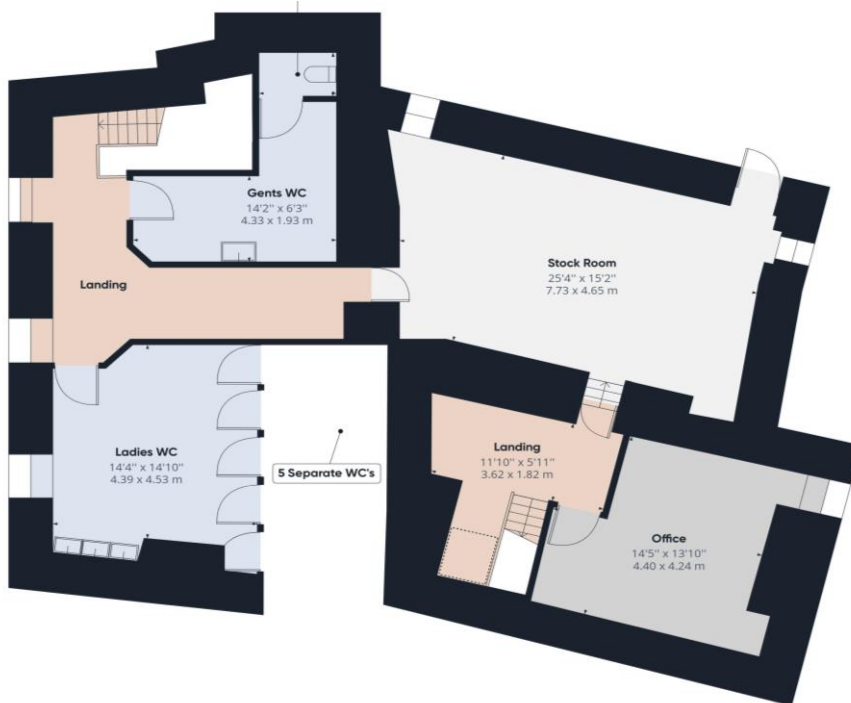
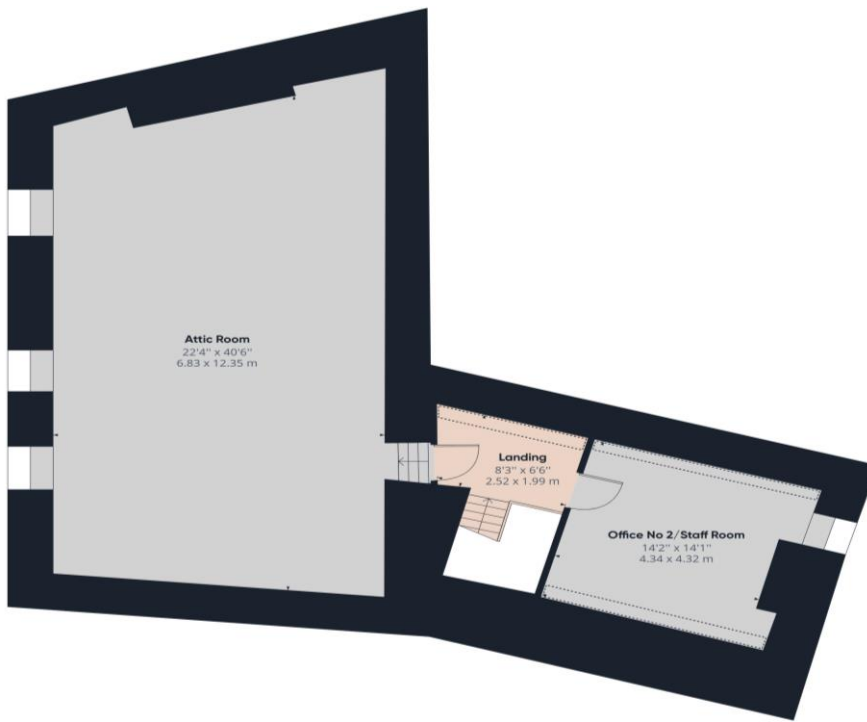
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

naea | propertymark
PROTECTED

arla | propertymark
PROTECTED

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.



LEASE FOR SALE AS A GOING CONCERN

A completely renovated **BAR AND LIVE MUSIC VENUE** located in a **prime trading position** just off the main shopping areas in an area **favoured by hospitality/leisure establishments** affording accommodation over three storeys at the centre of the County and Market town of Carmarthen.

AIR CONDITIONING SUPPLEMENTED BY GAS CENTRAL HEATING.

CCTV (16 CAMERAS) AND EMERGENCY LIGHTING. CELLAR COOLING.

SMOKE DETECTORS AND HEAT SENSORS. FREE OF TIE.

AMPLE POWER POINTS THROUGHOUT.

ENTRANCE PORCH with part glazed aluminium entrance door to

BAR 33' 9" x 9' 5" (10.28m x 2.87m) with vinyl floor covering. Steel staircase to the first floor. 2 Windows to fore. 2 Radiators with decorative covers. Air conditioning unit. Wall mounted TV. Cellar manhole cover giving access to the **Basement** with electric light and ample headroom. **BUILT-IN CUPBOARD** off. 8' 6" (2.59m) wide opening to the lounge.

DISABLED PERSONS WC 7' 4" x 4' 11" (2.23m x 1.50m) with 2 piece suite in white comprising wash hand basin and WC. Extractor fan. Recessed downlighting.

LOUNGE 18' x 13' 3" (5.48m x 4.04m) with vinyl floor covering. Fitted seating. Radiator with decorative cover.

REAR HALL with fire exit door to the rear service lane (Bull Lane).

BEER CELLAR 10' 5" x 6' 8" (3.17m x 2.03m) with air conditioning unit. Beer coolers, general cellar equipment etc. Opening to

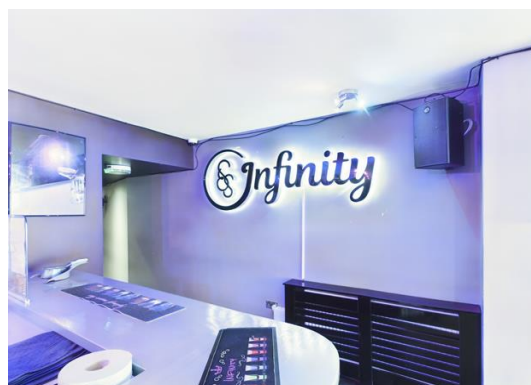
SECONDARY BEER CELLAR 12' x 5' 7" (3.65m x 1.70m)

DANCE FLOOR with DJ BOOTH 22' x 13' (6.70m x 3.96m) with 'Pioneer' DJ deck. Smoke machine. **Sound system and associated lighting.** Openings to the Bar and Lounge.

FIRST FLOOR - *part of the first floor has been refurbished with there being scope to enlarge the business accommodation if so desired and subject to the necessary consents being obtained.*

LANDING 'L' shaped with radiator having a decorative cover. 2 Windows to fore. Vinyl floor covering. Fire door to the Stock Room.

GENTS WC 14' x 11' 10" (4.26m x 3.60m) overall 'L' shaped with wash hand basin having a fitted storage cupboard beneath. Vinyl floor covering. Urinal. Recessed downlighting. Part tiled walls. Trickle vent. Wall mounted electronic hand drier.



SEPARATE WC with WC in white. Trickle vent. Vinyl floor covering.

LADIES WC/CLOAKROOM 17' x 14' 3" (5.18m x 4.34m) with recessed downlighting. Vinyl floor covering. Fitted full length mirror. 3 Wash hand basins. Part tiled walls. 2 Wall mounted electronic hand driers. **5 SEPARATE WC's OFF.**

STOCK ROOM 24' 8" x 14' 6" (7.51m x 4.42m) with boarded flooring. Double glazed 'Velux' window. **10' 5" (3.18m) Ceiling height.** Fire exit. Door to

INNER LANDING with staircase to the second floor.

OFFICE 15' 6" x 14' (4.72m x 4.26m) overall 'L' shaped. Window to rear. Part dry lined walls.

SECOND FLOOR

LANDING with wall mounted gas fired central heating boiler.

STAFF ROOM/OFFICE NO. 2 15' 10" x 14' 3" (4.82m x 4.34m) with window to rear. **CCTV unit with 16 cameras.** 8 Power points.

ATTIC ROOM 42' x 23' (12.79m x 7.01m) with power and lighting. 3 Windows to fore. 3 Double glazed 'Velux' windows. Exposed boarded floor.

AVAILABLE BY SEPARATE NEGOTIATION

Located at the rear of the property and fronting onto 'Bull Lane) is a **parcel of land** edged in **BLUE** on the attached plan **that is available by separate negotiation.** In addition the 'Infinity' inscribed 2014 Peugeot van is also available by separate negotiation.

STAFF

There are 7 members of Staff.

HOURS OF BUSINESS

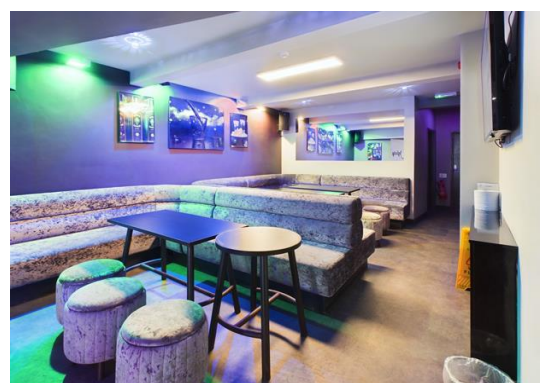
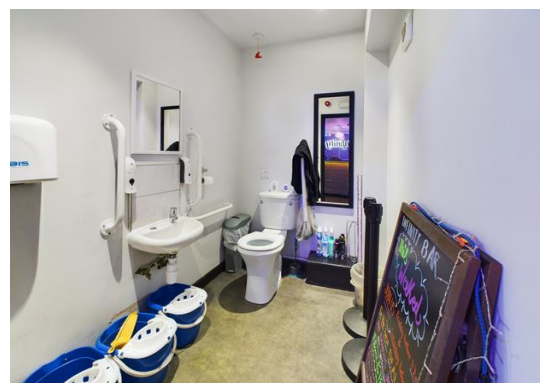
APPLICANTS SHOULD NOTE THAT THE PROPERTY PRESENTLY ONLY OPENS ON A FRIDAY FROM 8PM TO 3:30AM AND ON A SATURDAY FROM 7PM TO 3:30AM.

ACCOUNTS

Certified accounts will be made available to Bone Fide **applicants who have provided proof of funds.**

PASSING RENT

The **current rent** is £9,000 per annum **EXCLUSIVE** (For Years 1-10. Rising to £12,000 for years 11 to 20).



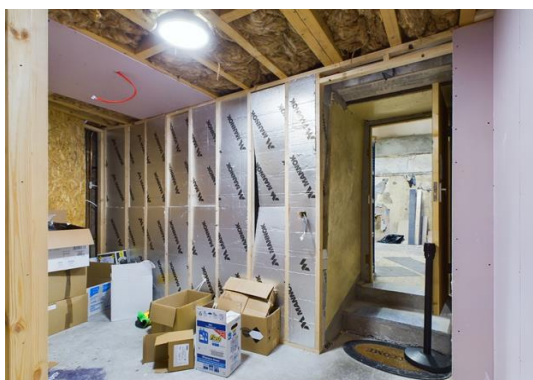
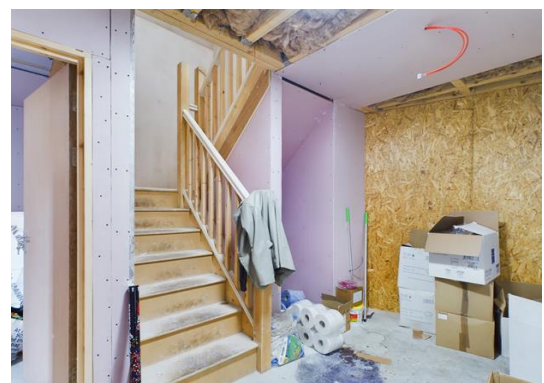
LICENCE

THE PROPERTY IS LICENCED TO SELL ALCOHOL
MONDAY TO SATURDAY 11AM TO 03:30 AM AND THERE
IS A LIVE MUSIC LICENCE FOR 11AM TO 04:00AM.

TURNOVER

Approximately £350,000 p.a.

STOCK AT VALUATION





DIRECTIONS: - The property is located at the bottom of 'St. Mary's Street' where it meets the 'Guildhall Square' to the right of the former Crown Court Building just up from 'Waterstones' bookshop on the opposite side of the 'Guildhall Square' to 'WH Smith/Days'.

ENERGY EFFICIENCY RATING: - E (102).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 9968-3009-0444-0300-0391.

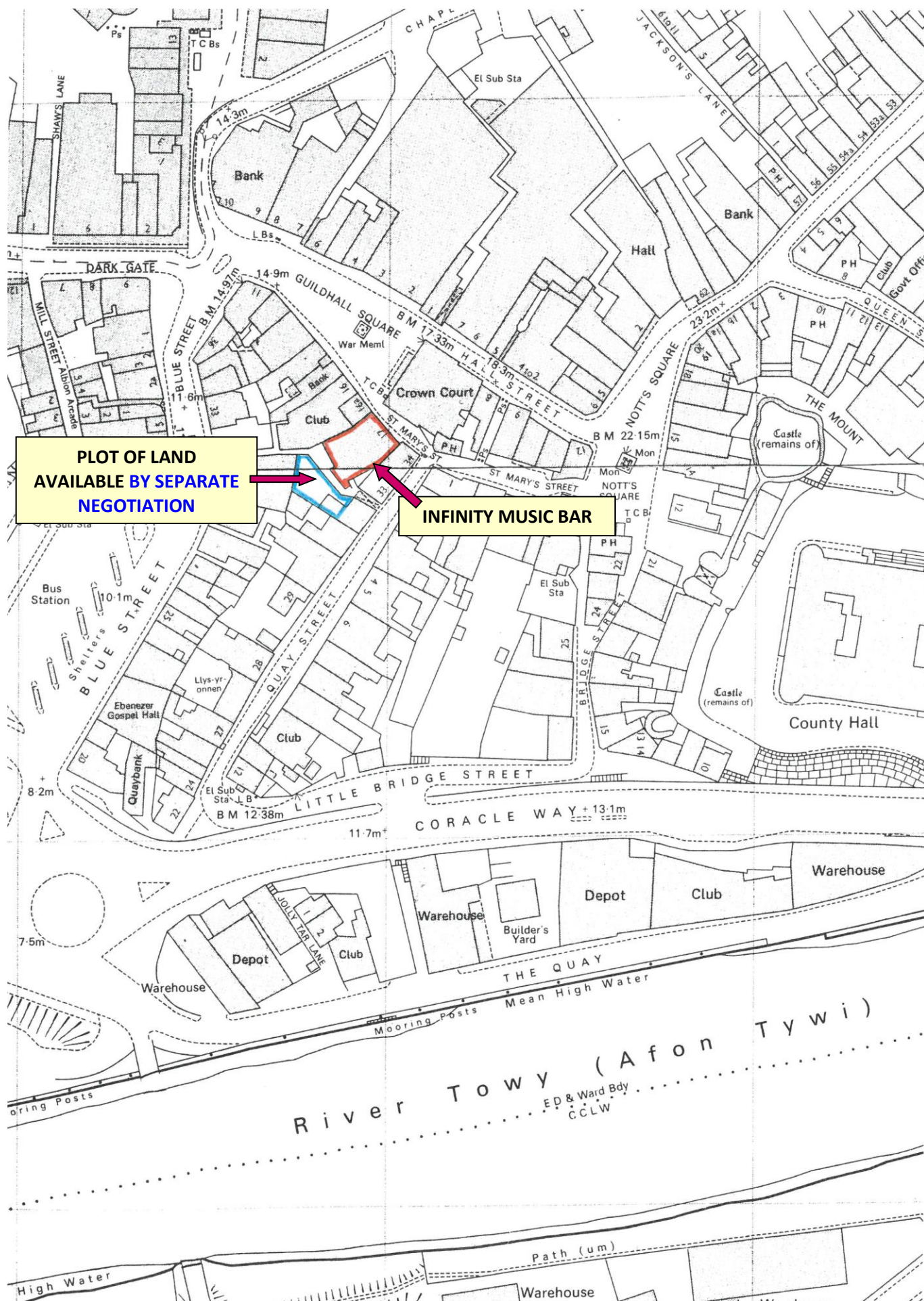
SERVICES: - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

RATEABLE VALUE: - 2023/24 = £22,250.

BUSINESS RATES PAYABLE: - 2023/24 = **£11,903.75p. Oral enquiry only.**

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. *Details amended 22.02.24, 10.05.24.*



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

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

26.09.2023 - REF: 6669

