

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



UNIT 1 - £16,000.

UNIT 2 - £15,000.

p.a. exclusive on an internal repairing and insuring lease payable in advance.

- **2 SECURE LOCK-UP STORAGE UNITS/WORKSHOPS.**
- **BOTH UNITS MEASURE - 74' x 43' 6" (22.56m x 13.26m)**
- **EDGE OF BANCYFELIN.**
- **AVAILABLE TOGETHER OR INDIVIDUALLY.**
- **CCTV COVERING APPROACH.**
- **JUST OFF A40 DUAL CARRIAGEWAY.**
- **MIDWAY CARMARTHEN AND ST. CLEARS.**

**Units 1 and 2 Castell y Waun Farm,
Bancyfelin, Carmarthen SA33 5NS**

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naea | propertymark
PROTECTED

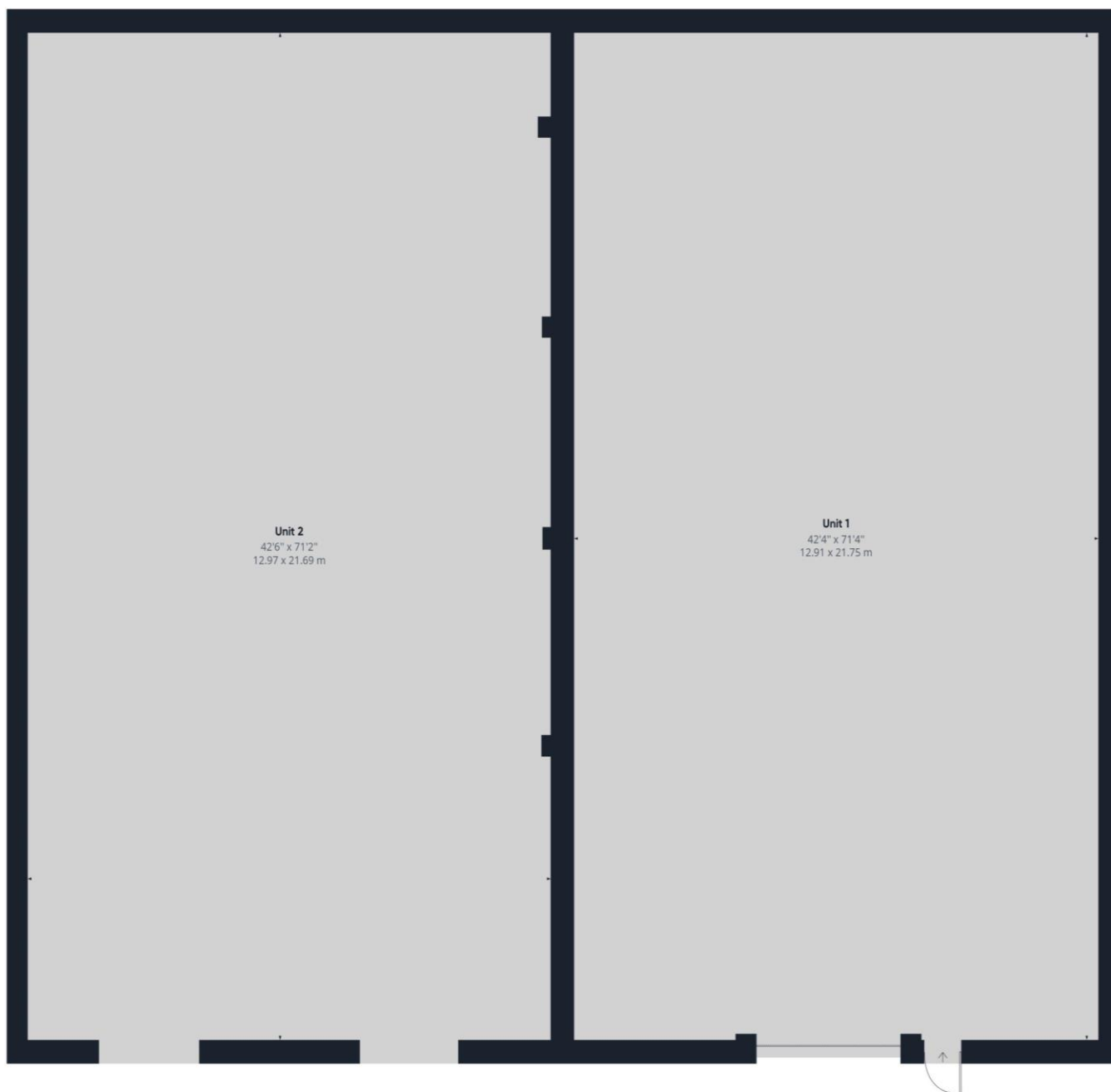
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The Property
Ombudsman

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 – MIDWAY CARMARTHEN AND ST. CLEARS

The units form part of and are on the edge of a homestead and provide dry **SECURE SELF-CONTAINED LOCK-UP STORAGE/WORKSHOPS** situated on the periphery of the village community of Bancyfelin just off the former A40 trunk road within a quarter of a mile of the A40 Carmarthen to St. Clears dual carriageway midway the County and Market town of Carmarthen and town of St. Clears that are some 6 and 3 miles distant respectively.







UNIT 1 74' 2" x 43' 6" (22.59m x 13.25m) of steel portal framed/concrete block construction with a concreted floor. Steel personal door. **15' (4.57m) wide electronically operated roller door (13' (3.96m) height)**. 3 Phase electricity. **SEPARATE WC.**

UNIT 2 73' 11" x 43' 6" (22.51m x 13.25m) overall with **two 8' (2.44m) wide entrances**. Steel portal framed and concrete block built. Concrete floor. **SEPARATE WC.**

EXTERNALLY

Allocated parking to be provided.

TERMS: - Long term preferred.

ENERGY PERFORMANCE CERTIFICATE - An Energy Performance Certificate is **not required** for this premises as no energy is used to 'condition the indoor climate'.

RENT: - **UNIT 1 - £16,000 and UNIT 2 - £15,000** per annum payable **quarterly in advance** on an **internal repairing and insuring basis exclusive** of all charges in respect of each unit and to **include** designated parking spaces.

SECURITY DEPOSIT: - A security deposit of £1,000 is required that will be held by the solicitors pending termination of any lease agreement.

NON-REFUNDABLE DEPOSIT: - A non-refundable deposit of £500 is to be paid on agreeing to take the unit. The non-refundable deposit will form part of the first quarters rent, however, should for any reason the ingoing tenant withdraw from taking up a proposed lease then the deposit will be forfeited.

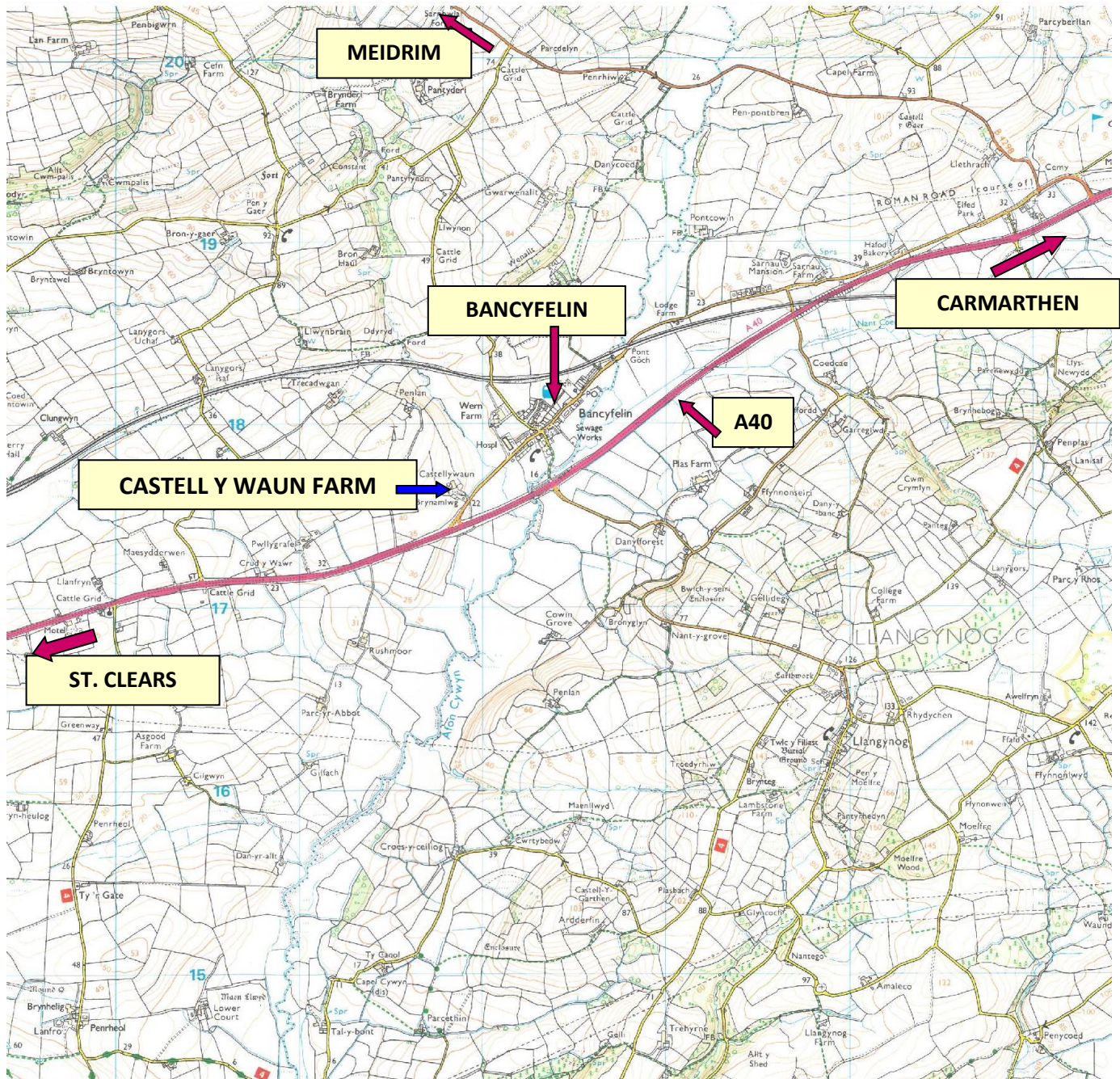
FEES: - The in-going tenant/s will be responsible for the Landlords reasonable agents and legal costs.

SERVICES: - Mains electricity and water. Private drainage.

RESTRICTION: - **No garage repairs or any form of welding** will be permitted within or at the premises due to insurance company restrictions. **In addition**, parking immediately in front of the unit is prohibited **other than** for loading and off loading so as to allow access to the adjoining fields.

RATEABLE VALUE: - 2023/2024 = TO BE ASSESSED

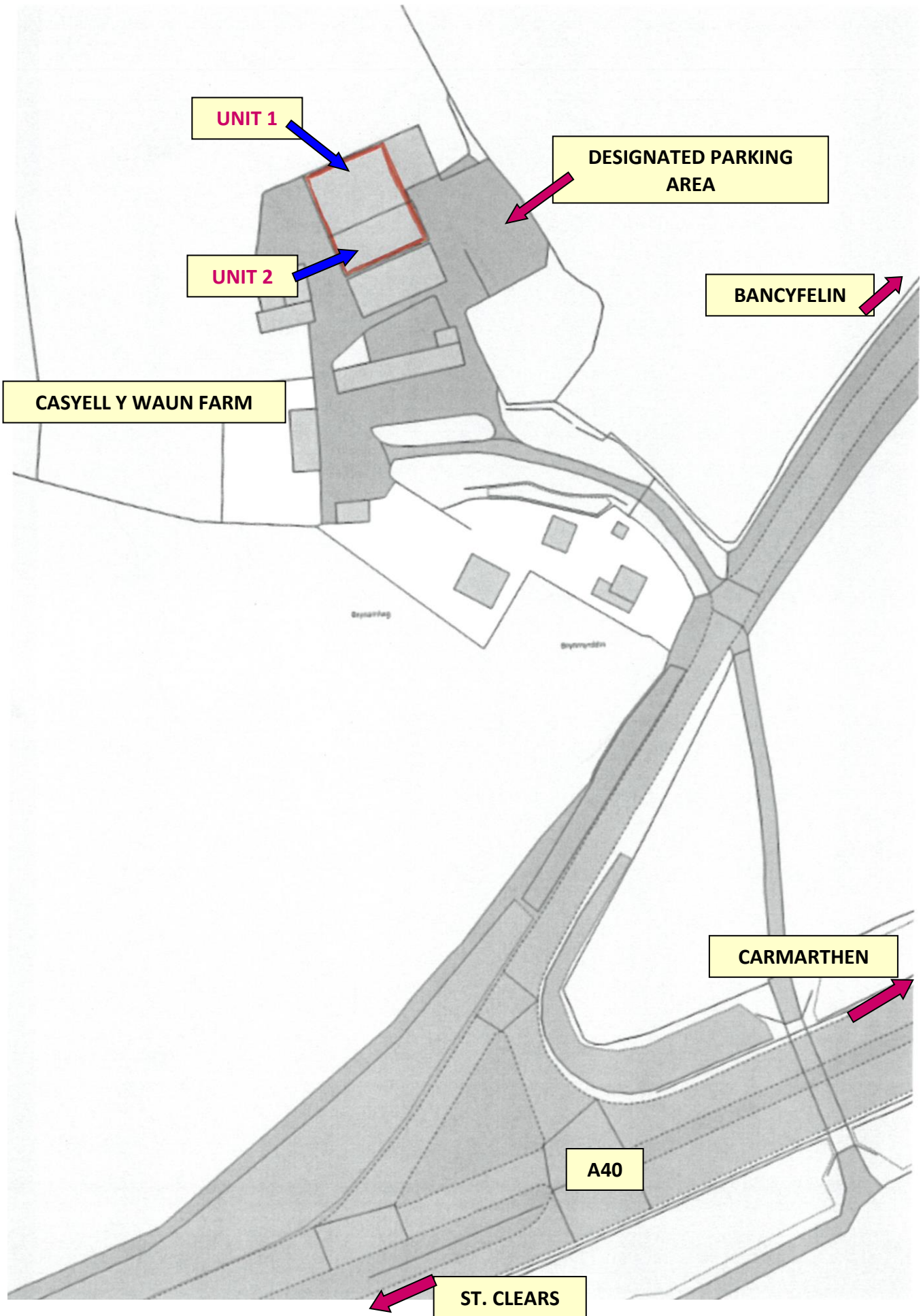
BUSINESS RATE PAYABLE: - 2023/2024 = TO BE ASSESSED



DIRECTIONS: - From the **centre of Bancycfelin** the property is located by travelling **past the entrance to the 'Werndale' Private Hospital** in the **St. Clears direction** and as you **leave the village** turn right just **before** a raised bungalow **AND** just after the **A40 road sign**. Turn into the **'Castell Y Waun' farm entrance** and travel in to the yard and **bare right**.

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.

Details amended – 20.10.2023



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

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

14.05.2023 - REF: 6546