

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **£3,000 p.a. exclusive on an Internal Repairing and Insuring lease payable quarterly in advance.**
- **GROUND FLOOR CONSULTING ROOMS/OFFICE.**
- **2 ROOMS. WC.**
- **AVAILABLE LONG TERM.**
- **SET BACK OFF 'GUILDHALL SQUARE'.**
- **SHARED HALLWAY. VACANT.**
- **RENT/SECURITY DEPOSIT: - £1,000.**
- **CARMARTHEN TOWN CENTRE**

**Unit 1, No 1 Guildhall Square,
Carmarthen SA31 1PN**

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

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PROTECTED

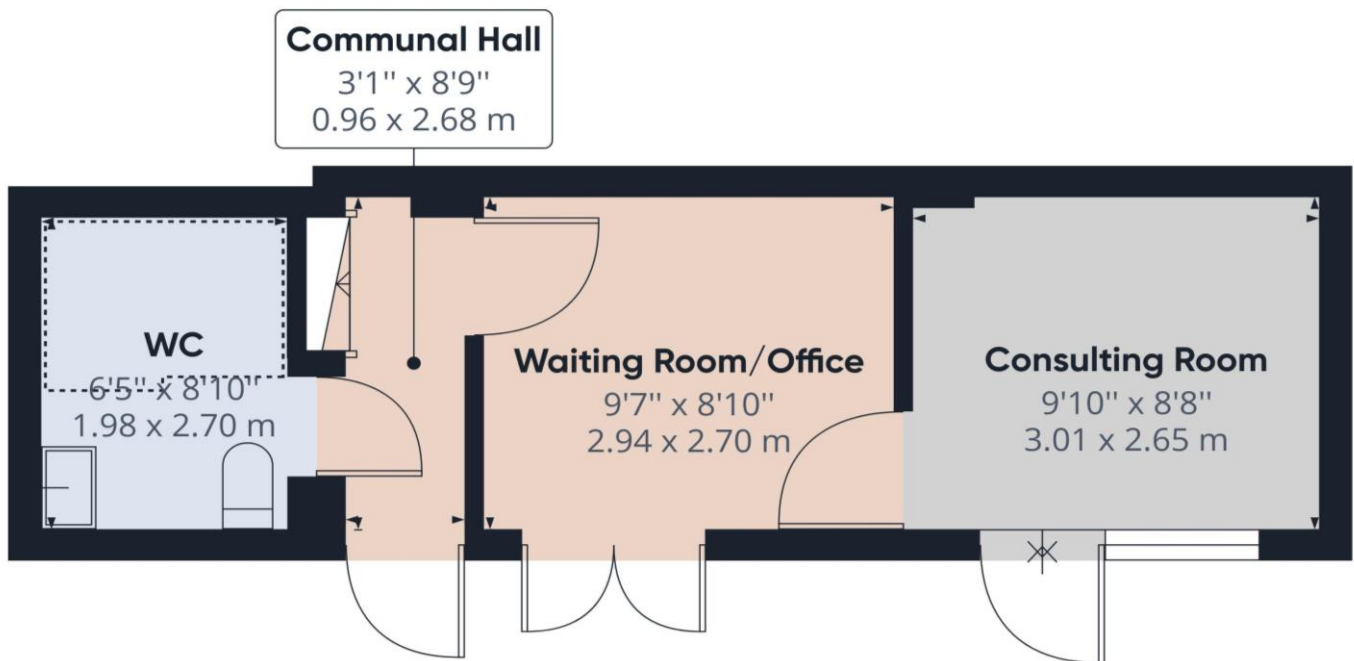
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PROTECTED

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.

TO LET - CARMARTHEN TOWN CENTRE

A **GROUND FLOOR CONSULTING ROOMS/OFFICE** set well back off 'Guildhall Square' adjacent to all local facilities and services at the centre of the County and Market town of Carmarthen.



THE PREMISES IS APPROACHED VIA A GATED ALLEYWAY OFF 'GUILDHALL SQUARE' AND COMPRISES: -

COMMUNAL ENTRANCE HALL with staircase to the first floor accommodation. Doors to the Consulting rooms/Office and

SEPARATE WC with 2 piece suite in white comprising WC and pedestal wash hand basin. **UNDERSTAIRS STORAGE AREA** off. 4 Power points. Wall mounted electric water heater.

WAITING ROOM 9' 9" x 8' 11" (2.97m x 2.72m) with double door access/fire exit to the shared communal alleyway. Sun pipe. 4 Power points. Door to

CONSULTING ROOM/OFFICE 9' 11" x 8' 9" (3.02m x 2.66m) with single glazed sash window. Door to outside. 4 Power points.

DIRECTIONS: - The property may be approached by **walking up 'Guildhall Square'** past 'Days' Department Store and the **entrance to the shared alleyway** will be found adjacent to 'Nona' Jewellery shop **opposite** the former Magistrates Court/'Lolfa Cofio' and **before** 'B&M Bargains'.

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.



ENERGY EFFICIENCY RATING: - .

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the [EPC Register Website](#) and by inserting the following **RRN** No – .

RENT: - £3,000 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 **incoming 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.

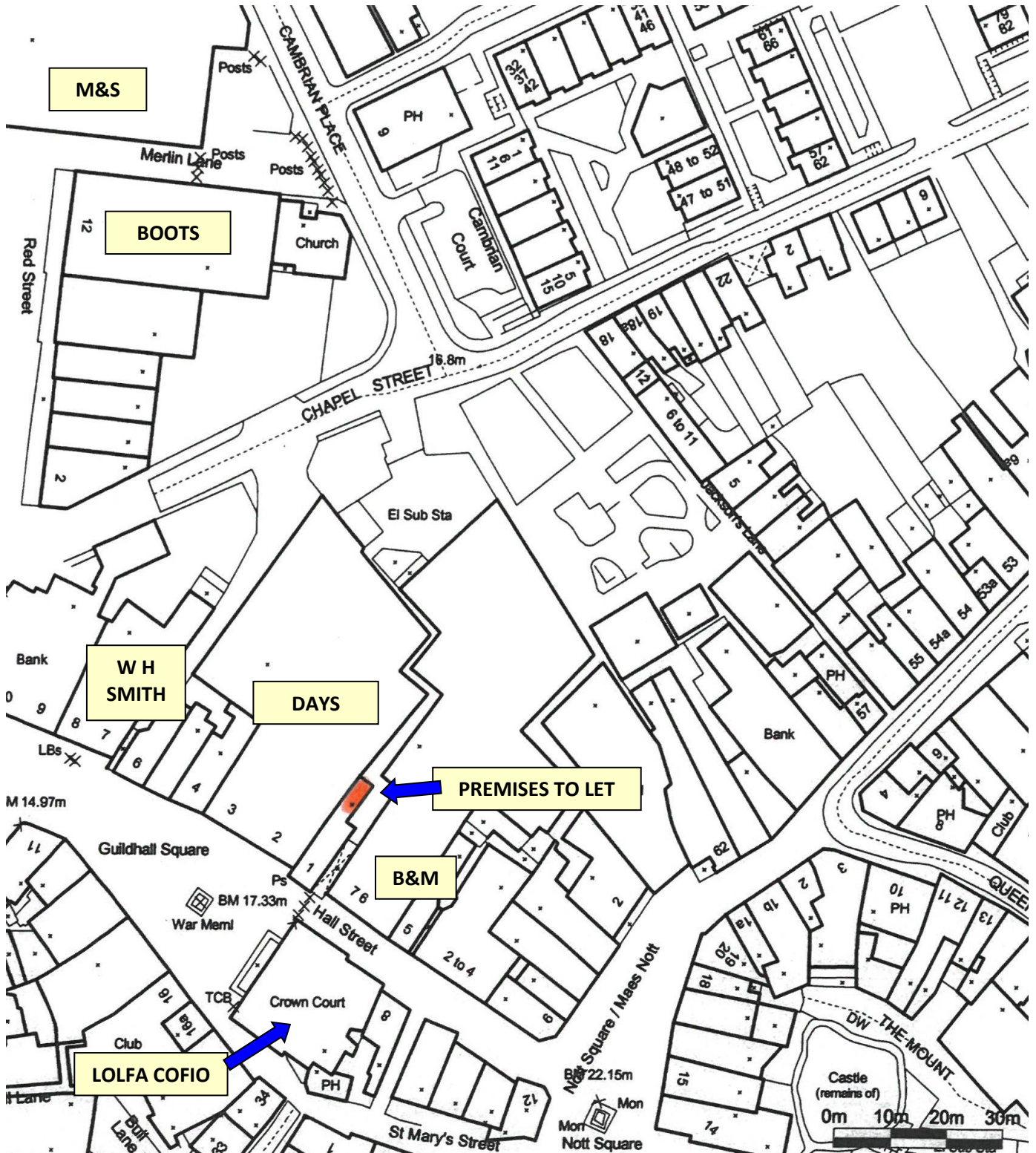
NON-REFUNDABLE DEPOSIT: - A non-refundable deposit of **£500** is required and which will form part of the **first quarters rent** should the transaction proceed but will be **forfeited** should the prospective Tenant decide against proceeding with the transaction.

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

RATEABLE VALUE: - 2023/2024 = £1600.00p

BUSINESS RATE PAYABLE: - 2023/2024 = £856.00p. **BEFORE ANY RELIEFS ARE APPLIED.**

Nil charge for the financial year 2023/2024.



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

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

07.11.2023 - REF: 6702