

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

www.geraldvaughan.co.uk



- **£14,000 p.a. exclusive on an Internal Repairing and insuring basis payable quarterly in advance.**
- **DETACHED PREMISES WITH LARGE CAR PARK AND GARDEN.**
- **PVCu DOUBLE GLAZED WINDOWS.**
- **EXCELLENT ROAD FRONTAGE.**
- **OVERALL FLOOR AREA 187 SQ.M.**
- **AVAILABLE LONG TERM. GAS C/H.**
- **PROMINENT POSITION. FIRE DOORS.**
- **PREVIOUSLY UTILISED AS A NURSERY AND PRIOR TO 2017 A PUBLIC HOUSE.**
- **2 MILES CARMARTHEN.**

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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 – 2 MILES CARMARTHEN

A **DETACHED PREMISES** with **LARGE CAR PARK AND GARDEN** situated enjoying a prominent position at the centre of Cwmffrwd fronting on to a **busy thoroughfare** (A484 Carmarthen to Llanelli trunk road) enjoying **ease of access** to 'Bro Myrddin' Secondary School, 'Coleg Sir Gar,' 'Morrisons' Supermarket and the A40/A48 trunk roads approximately **2 miles south** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.

APPLICANTS SHOULD NOTE THAT THE PROPERTY HAS FOR THE LAST 5 YEARS BEEN UTILISED AS A NURSERY.

GAS CENTRAL HEATING. PVCu DOUBLE GLAZED WINDOWS.

INTERNAL FIRE DOORS. FIRE AND SMOKE ALARMS. EMERGENCY LIGHTING.

The accommodation comprises: -

RECEPTION HALL 12' 6" x 5' 6" (3.81m x 1.68m) with terrazzo tiled floor. PVCu part opaque reinforced glass double glazed entrance door and side screen to fore. PVCu part double glazed entrance door and side screen to the rear garden.

INFANTS WC 9' 2" x 8' 8" (2.79m x 2.64m) overall with 3 cubicles with WC's. 3 Wash hand basins. Radiator. 2 PVCu opaque double glazed windows.

CLOAKROOM 'L' shaped with pedestal wash hand basin. Vinyl floor covering. PVCu opaque double glazed window.

SEPARATE WC with vinyl floor covering. WC in white. PVCu opaque double glazed window.

TODDLER ROOM 26' 3" x 12' 6" (7.99m x 3.81m) overall with 3 PVCu double glazed windows to fore. Radiator. Emergency lighting. Smoke and fire alarms. Boarded effect laminate flooring. Doors to the Classroom and the inner hall. 3' 4" (1.02m) wide opening to

OFFICE/STAFF ROOM 14' 8" x 9' 3" (4.47m x 2.82m) with double aspect. 2 PVCu double glazed windows. Radiator. Doors to the inner hall and

OFFICE No 2/BOILER ROOM 8' 5" x 3' 7" (2.56m x 1.09m) with 'Baxi' wall mounted gas fired central heating boiler. Laminate flooring.

INNER HALL 11' 10" x 7' 1" (3.60m x 2.16m) with telephone point. Radiator. Laminate flooring. Opening to the side entrance hall. Doors to the playroom and

CLASSROOM/EATING ROOM 29' x 12' 9" (8.83m x 3.88m) with laminate flooring. 2 PVCu double glazed windows. Access to loft space.

KITCHEN/PREPARATION ROOM 14' 11" x 13' 2" (4.54m x 4.01m) with vinyl floor covering. 2 PVCu double glazed windows. Range of base and eye level kitchen units incorporating a double oven, hob, canopied cooker hood and sink unit. Plumbing for dishwasher and washing machine. Wash hand basin. Part tiled walls. Radiator. Door to

SIDE RECEPTION HALL with vinyl floor covering. PVCu part opaque double glazed entrance door and side screen. Staircase to first floor. Rear entrance porch.

FIRST FLOOR

LANDING

CHANGING/STAFF ROOM 7' 8" x 6' 6" (2.34m x 1.98m) with laminate flooring. Pedestal wash hand basin in white. PVCu opaque double glazed window. Radiator.

SEPARATE WC with WC in white. Laminate flooring.

GAMES ROOM 12' 8" x 18' 2" ext. 26' 5" (3.86m x 5.53m ext. 8.05m) with 2 PVCu double glazed windows to fore. Radiator.

OFFICE No 2 7' 10" x 7' 8" (2.39m x 2.34m) with radiator. PVCu double glazed window.

EXTERNALLY

Tarmacadamed forecourt and large parking area to one side. Rear/side enclosed playground with beyond a walled hardcored yard. Side tarmacadamed courtyard. Bin store.

ENERGY EFFICIENCY RATING: - D (97).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No: - 0594-2166-0130-2800-9303.

RENT: - **£14,000** 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, drainage and gas. Telephone subject to BT Regs.

RATEABLE VALUE: - 2023/2024 = £9,900

BUSINESS RATE PAYABLE: - 2023/2024 = £5,296.50p. **BEFORE Small Business rate relief applied.**

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

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.

DIRECTIONS: - Upon entering **Cwmffrwd** from the **Carmarthen** direction the property will be found on the **left hand side just after** the '**O C Davies MG Garage**' **opposite** the turning for 'Maesderi' and **before** the left hand turning for Pontyberem/Pontyates.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

25.08.2023 - REF: 6653