

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

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. VACANT.**
- **FLOOR AREA = 122 SQ. METRES OVERALL.**
- **SHARED REAR COURTYARD.**
- **PROMINENT POSITION FRONTING BUSY THOROUGHFARE.**
- **2 ROOMED CELLAR PROVIDING STORAGE.**
- **OPPOSITE BUS STATION.**

**No 28 Blue Street
Carmarthen SA31 3LE**

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

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PROTECTED

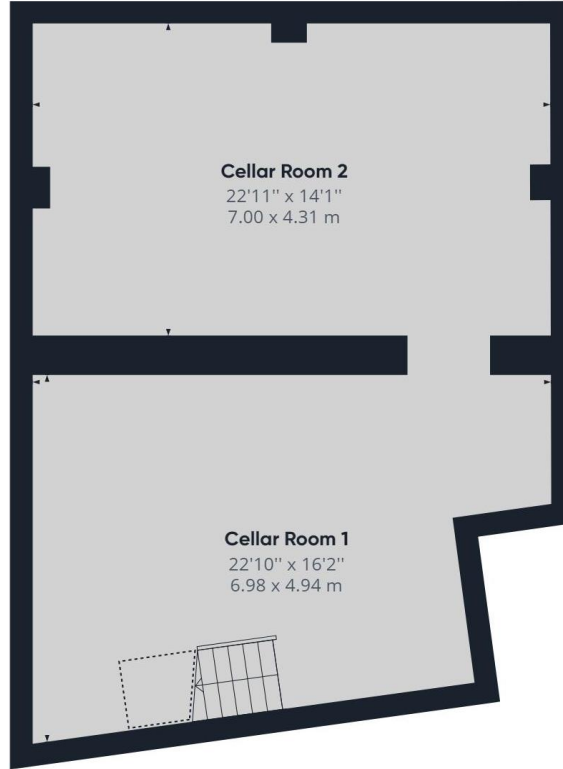
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The Property
Ombudsman

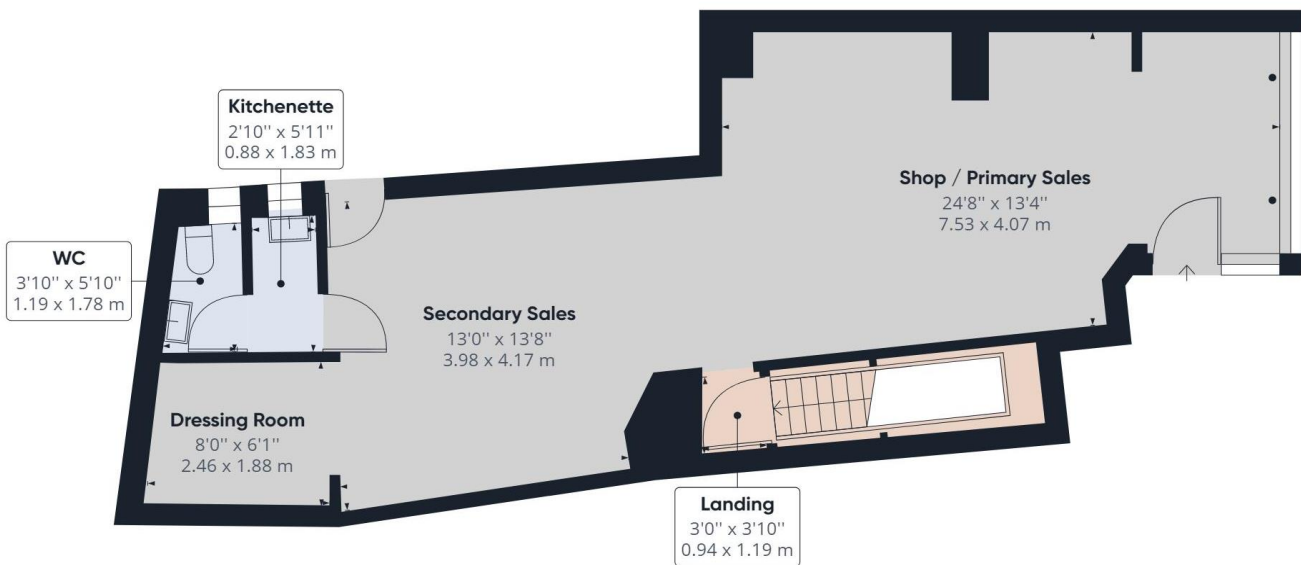
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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 - CARMARTHEN TOWN CENTRE.

A long established **GROUND FLOOR SHOP PREMISES** with a 10' (3.05m) wide display window occupying a **prominent trading position** fronting onto one of the main busy thoroughfares **opposite** the Bus Station and 'TSB' Bank/'Greyfriars' shopping precinct **just off 'Guildhall Square'** at the centre of the County and Market town of Carmarthen.



Floor -1



Ground Floor



OPEN FRONTED RECESSED COMMUNAL ENTRANCE HALL that gives access to No 28 and the First/Second Floor rooms above.

SHOP/PRIMARY SALES 20' x 13' 8" (6.09m x 4.16m) with laminate flooring. 10' (3.05m) wide display window. 6 Power points. 9' (2.74m) wide opening to the secondary sales area at rear.

LANDING AREA/CHANGING ROOM OFF with staircase to the **Lower Ground Floor**.

SECONDARY SALES 15' x 13' 5" (4.57m x 4.09m) with counter. PVCu opaque double glazed door to the rear shared Courtyard. Telephone point. 5 Power points. Archway to

DRESSING/CHANGING ROOM 7' x 6' (2.13m x 1.83m) with 2 full length fitted wall mirrors.

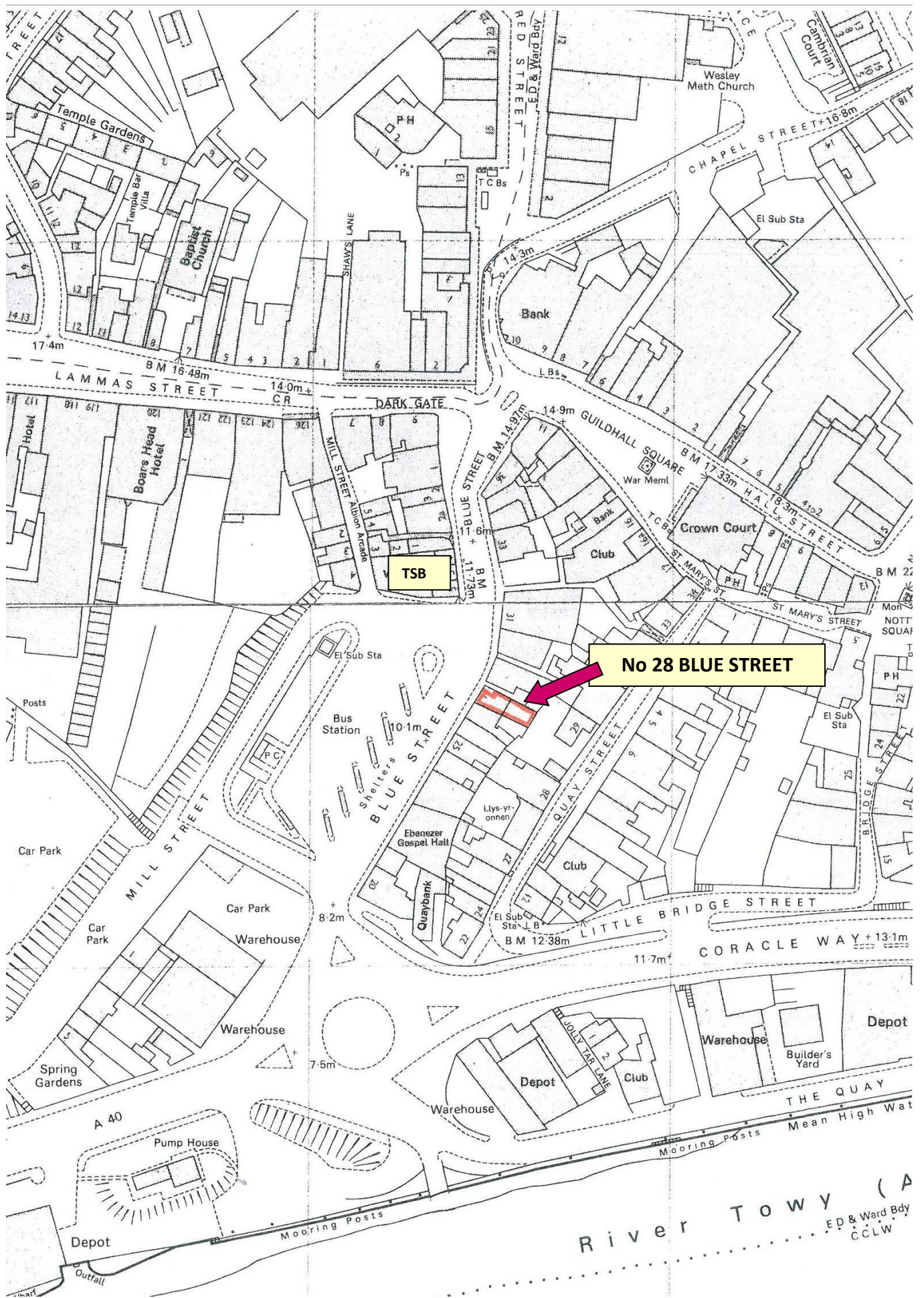
KITCHENETTE with wash hand basin. Part tiled walls. Electric water heater. Telephone point. 2 Power points. Opaque single glazed window. Door to

SEPARATE WC with 2 piece suite in white comprising pedestal wash hand basin and WC. Extractor fan.

LOWER GROUND FLOOR - 6' 5" (1.96m) ceiling heights

ROOM No 1 19' x 14' 7" (5.79m x 4.44m) extending to 23' 3" (7.07m) with 2 power points. Opening to

ROOM No 2 23' 4" x 14' 3" (7.11m x 4.34m) with 2 power points.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - The shop premises is located **two thirds** of the way up 'Blue Street' **opposite** the Bus Station and **before** 'TSB' Bank.

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: - **£10,500** 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 and drainage. Telephone subject to B.T. Regs.

RATEABLE VALUE: - 2022/23 = £10,000

BUSINESS RATE PAYABLE: - 2022/23 = £5,350.00p. **BEFORE ANY RELIEFS ARE APPLIED.**

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.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

22.11.2022 - REF: 6487