

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **£12,000 p.a. exclusive on an Internal Repairing and Insuring Lease payable quarterly in advance.**
- **DECEPTIVELY LARGE DOUBLE FRONTED GROUND FLOOR SHOP PREMISES.**
- **2 LARGE DISPLAY WINDOWS.**
- **PRIMARY SALES 25' 11" x 17' 5" (7.9m x 5.31m) OVERALL.**
- **FLOOR AREA - 150 SQ. M. GAS C/H.**
- **PRIMARY AND SECONDARY SALES.**
- **LONG ESTABLISHED PROMINENT TRADING POSITION.**

**Ground Floor Shop,
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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 deceptively large **DOUBLE FRONTED GROUND FLOOR SHOP PREMISES** with **rear courtyard garden and side access to 'Conduit Lane'** situated fronting onto a busy thoroughfare occupying a long established prominent trading position with **2 wide display windows** either side of the central entrance door affording a frontage to 'King Street' of approximately **26' (7.93m)** within close proximity of the Public Library, Doctors Surgeries, St. Peters Municipal Car Park and readily available facilities and services at the centre of the County and Market town of Carmarthen.*

GAS CENTRAL HEATING.

FIRE and BURGLAR ALARMS. EMERGENCY LIGHTING.



Floor 0

SHOP/PRIMARY SALES 25' 11" x 16' 4" ext. to 17' 5" (7.89m x 4.97m ext. to 5.31m) with opaque glazed/panelled entrance door. 2 Aluminium single glazed display windows. 2 Radiators. 8 Power points. Telephone point. 2 Spotlighting tracks. Fire alarm control panel.

INNER HALL with C/h thermostat control.

STORE ROOM 8' x 6' 11" (2.44m x 2.11m) overall with part sloping ceiling. Fitted cupboard housing the electric and gas meters.

SECONDARY SALES 15' 6" x 14' 5" (4.72m x 4.39m) with boarded effect laminate flooring. Radiator. 9 Power points. 5 Spotlighting tracks. Doors to the Kitchen and

SEPARATE WC 8' 6" x 6' 4" (2.59m x 1.93m) with opaque single glazed window. Boarded effect laminate flooring. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback suitable for disabled persons.

FITTED KITCHEN 8' 3" x 7' 11" (2.51m x 2.41m) with boarded effect laminate flooring. Radiator. Single glazed window. Part tiled walls. 3 Power points. Range of fitted base and eye level kitchen units incorporating a sink unit.

OFF THE SHOP AN OPENING GIVES ACCESS TO: -

SECONDARY SALES 14' 6" x 14' 6" (4.42m x 4.42m) with boarded effect laminate flooring. 2 Power points. Telephone point. 7 Power points.

HALL with boarded effect laminate flooring. Doors to the rear hall and Stock Room.

FITTED BOILER CUPBOARD with wall mounted 'Worcester' gas fired central heating boiler.

OFFICE/STOCK ROOM 10' x 8' 11" (3.05m x 2.72m) with boarded effect laminate flooring. Radiator. Telephone point. 2 Power points.

REAR HALL with door to 'Conduit Lane' (Fire Exit) that connects 'King Street' with 'Spilman Street.' Door to the rear Courtyard.

EXTERNALLY

Walled concreted courtyard measuring 21' 2" x 18' 11" (6.45 x 5.77m) overall. The former fire escape is not in use.

2 FORMER OUTSIDE WC'S







ENERGY EFFICIENCY RATING: - C (73).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No: - 9109-8953-6843-2904-6092.

RENT: - £12,000 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.

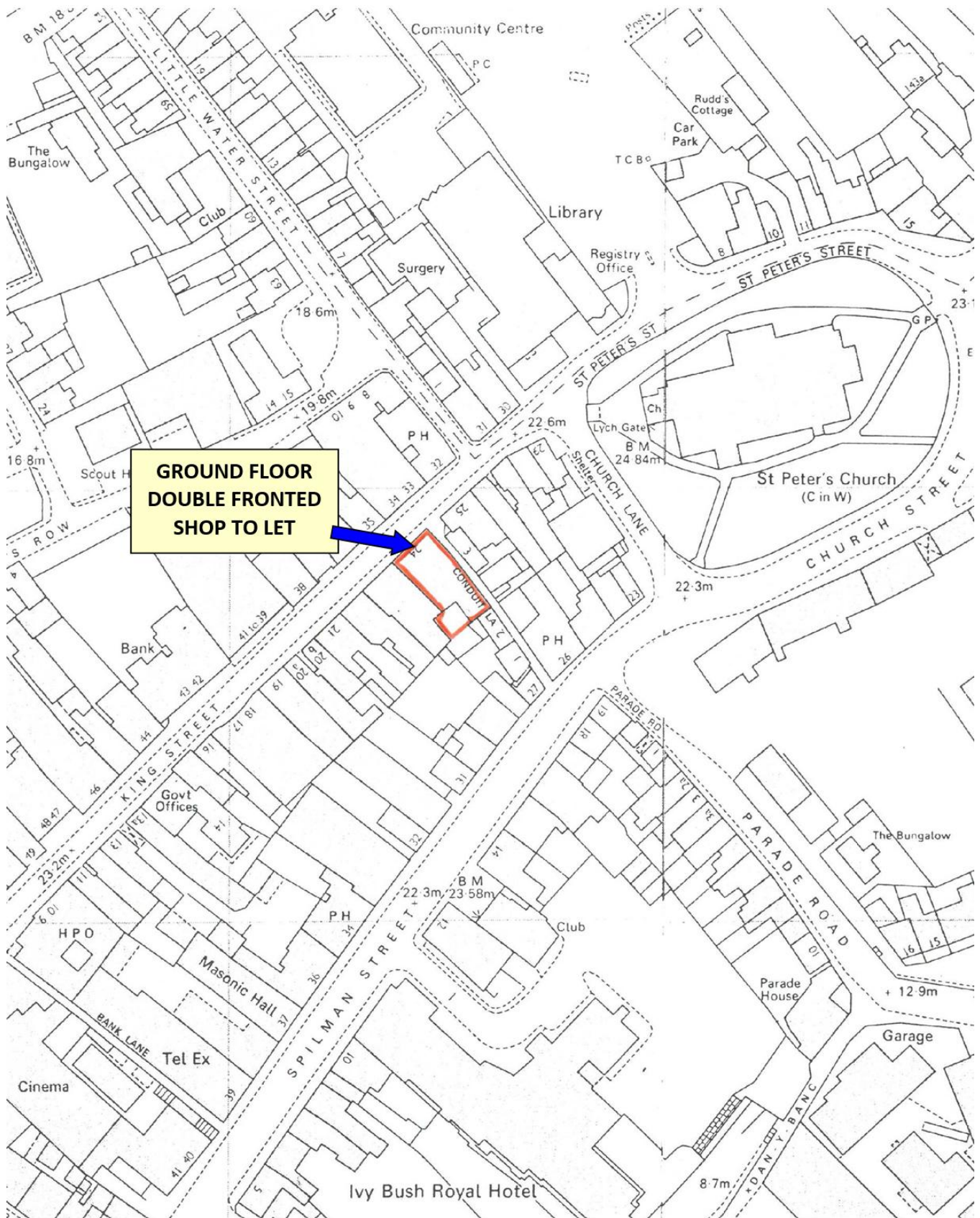
NON-REFUNDABLE DEPOSIT: - A non-refundable deposit of **£500** is required and which will form part of the first quarters rent should the transaction proceed but would be forfeited should the prospective tenant decide against proceeding with the transaction having agreed to do so or does not complete the transaction in a timely manner.

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

RATEABLE VALUE: - 2025/26 = £9,100.

BUSINESS RATES PAYABLE: - 2025/26= £5,168.80p. **BEFORE** any rate 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.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

18.01.2026 - REF: 7188