



- **£12,000 p.a. exclusive on an Internal Repairing and Insuring Lease payable quarterly in advance.**
- **DECEPTIVELY LARGE DOUBLE FRONTEED 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,  
No 24 King Street, Carmarthen SA31 1BS**

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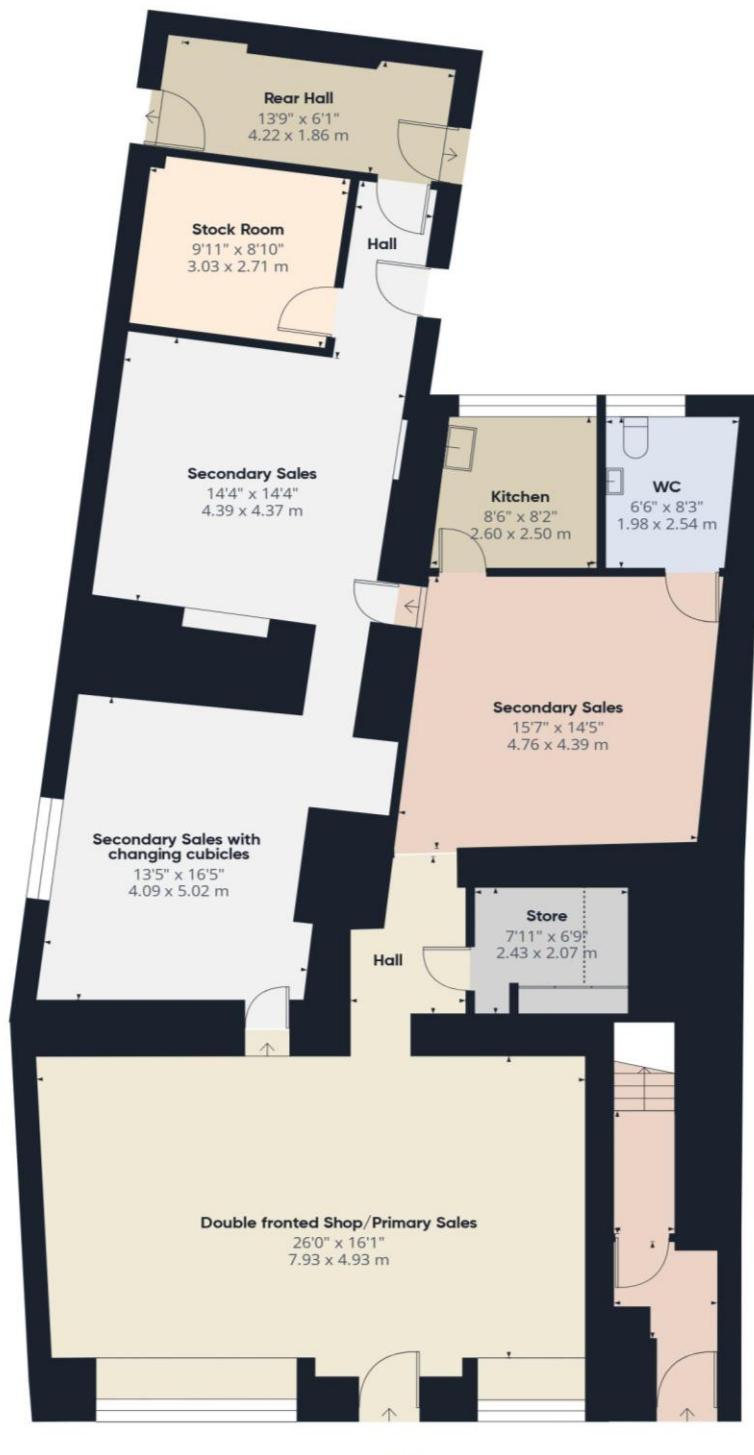


## TO LET - CARMARTHEN TOWN CENTRE

*A deceptively large **DOUBLE FRONDED 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.**



**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.

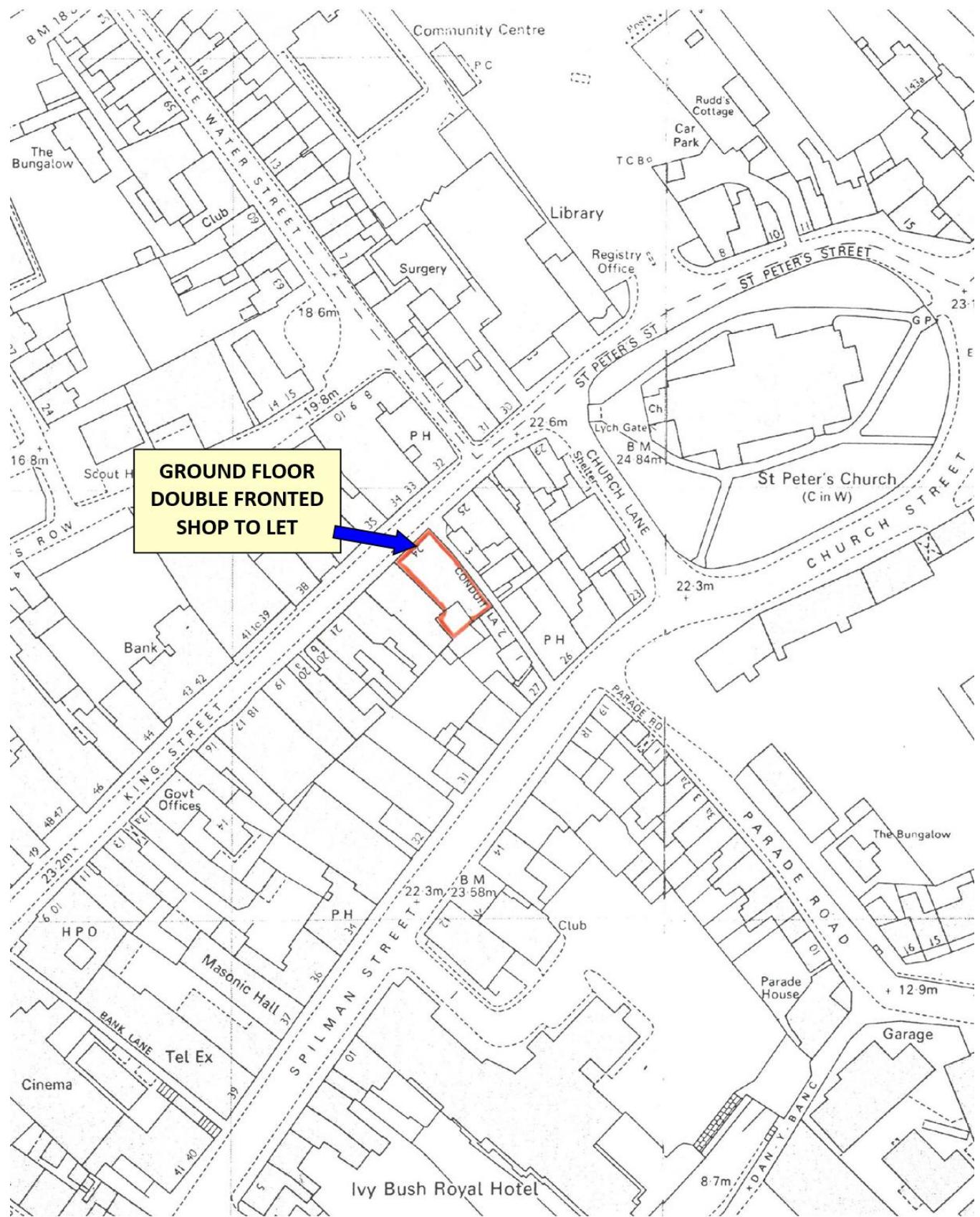
**NON-REFUNDABLE DEPOSIT:** - A non-refundable deposit of **£500** is required and which will form part of the first quarters rent should the transaction proceed but would be forfeited should the prospective tenant decide against proceeding with the transaction having agreed to do so or does not complete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