

Sales & Lettings of
Residential, Rural
& Commercial
Properties



Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **£5,500 p.a. exclusive on FRI Terms payable quarterly in advance.**
- LONG ESTABLISHED LOCK-UP
SHOP/OFFICE UNIT.
- FLOOR AREA = 28 SQ.M.
- BETWEEN LAMMAS STREET AND 'ST.
CATHERINE'S WALK' SHOPPING
PRECINCT.
- PROMINENT POSITION FRONTING BUSY
THOROUGHFARE.
- 2 PVCu DOUBLE GLAZED DISPLAY
WINDOWS.
- AVAILABLE.

**No 13A Mansel Street,
Carmarthen SA31 1PX**

Email: sales@geraldvaughan.co.uk
Telephone: 01267-220424 • Facsimile: 01267-238779
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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 **LOCK-UP SHOP/OFFICE PREMISES** situated occupying a secondary trading position fronting onto a busy thoroughfare that connects 'Lammas Street' with the Market Precinct, Market Hall and 'St. Catherine's Walk Shopping Precinct' at the centre of the County and Market town of Carmarthen.

The premises have been occupied for the last 11 years by 'Busy Ladies Boutique' who are relocating out of Carmarthen.

The premises affords a floor area of approximately 28 Square Metres.

RECESSED ENTRANCE PORCH with metal security gate. PVCu part double glazed entrance door to

SHOP/OFFICE 14' 7" x 13' 1" (4.44m x 3.98m) overall plus area off 7' 4" x 6' (2.2 x 1.83m) av. with 2 PVCu double glazed display windows measuring 9' 8" (2.95m) **overall** in width and 4' 9" (1.45m). 11 Power points. Part boarded floor. **9' (2.74m) Ceiling height.** Fluorescent striplighting. Telephone point. Glazed door to

KITCHENETTE/STORE with boarded floor. Wash hand basin with fitted cupboard beneath. Opaque single glazed window. Electric water heater.

SEPARATE WC OFF with WC in white. Ledge and brace boarded door.





ENERGY EFFICIENCY RATING: - D (81).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the [EPC Register Website](#) and by inserting the following **Certificate No:** – 9206-6432-2002-1322-2796.

RENT: - £5,500 per annum **exclusive** on a [Full Repairing and Insuring](#) lease **payable quarterly in advance (£1,375 per quarter)**.

TERMS: - 3, 5 or 7 years available - **long term preferred** - subject to rent reviews.

FEES: - The ingoing Tenant will be responsible for the Landlords reasonable Agents and Legal costs in this matter.

SECURITY DEPOSIT: - **£1,000 (one thousand pounds)** is required that will be held pending termination of any Lease.

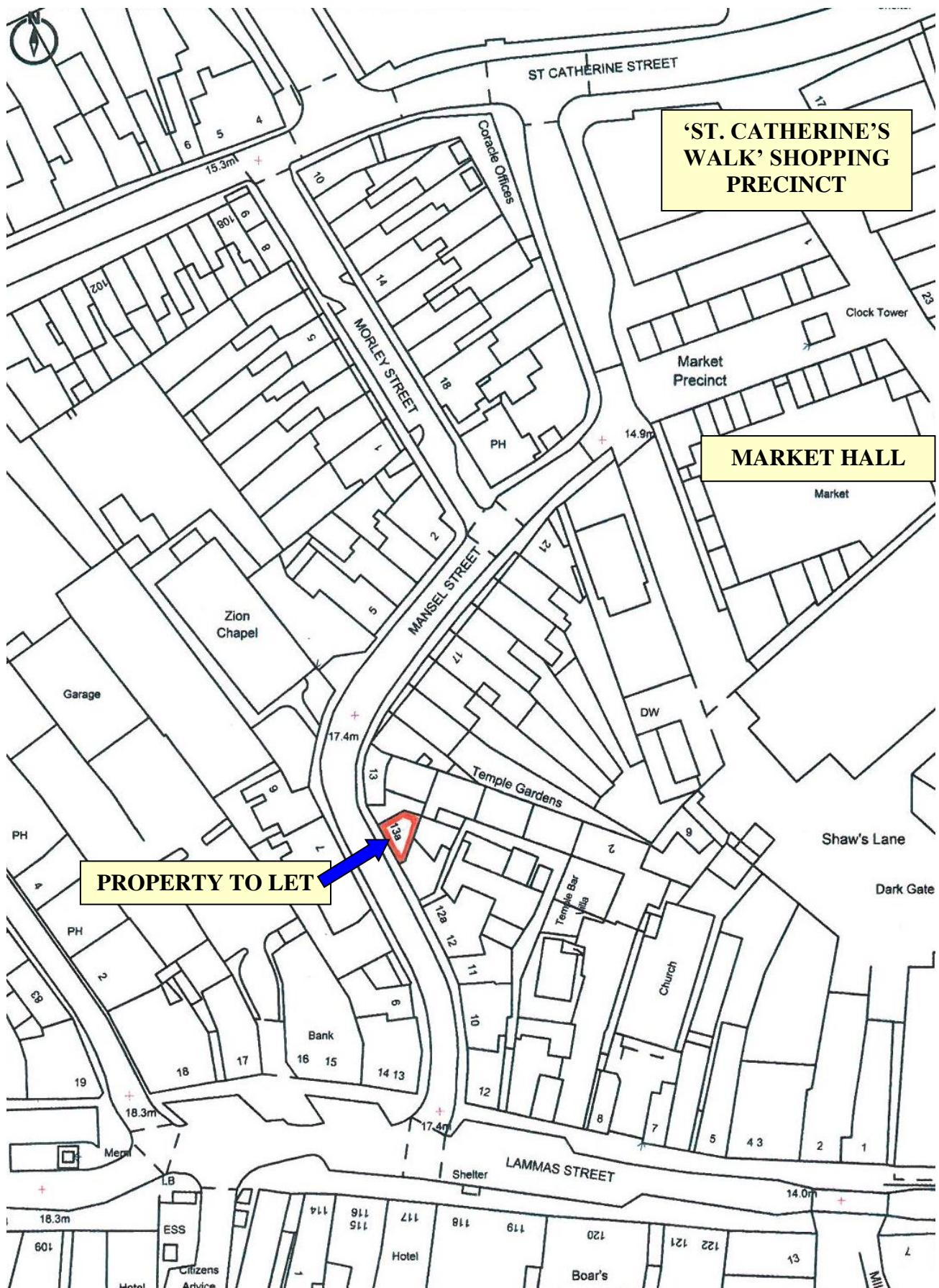
NON-REFUNDABLE DEPOSIT: - A non-refundable deposit of **£500 (five hundred pounds)** is required and which will form part of the first quarters rent should the transaction proceed but will be forfeited should the **prospective Tenant** decide against proceeding with the transaction.

SERVICES: - Mains electricity, water (metered) and drainage. Telephone subject to B.T. Regs.

RATEABLE VALUE: - 2023/24 = £5,800.00p.

BUSINESS RATE PAYABLE: - 2023/24 = £3,103.00p - **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.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

Details updated – 13.04.2023

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

18.12.2022 - REF: 6502