

Sales & Lettings of  
Residential, Rural  
& Commercial  
Properties

# GERALD R. VAUGHAN

• ESTATE AGENTS •

Valuers  
Land Agents  
Surveyors

Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **£9,950 p.a. exclusive on an internal repairing and insuring basis payable quarterly in advance.**
- **PROMINENT HIGHLY VISIBLE TRADING POSITION.**
- **CLOSE TO 'ST. PETERS' MUNICIPAL CAR PARK.**
- **GROUND FLOOR SHOP PREMISES WITH LARGE SECONDARY SALES/STORE ROOMS OFF.**
- **FRONTING BUSY THOROUGHFARE WITH LARGE FOOTFALL.**
- **12' 6" (3.81M) WIDE DISPLAY WINDOW.**
- **OVERALL FLOOR AREA 136 SQ. METRES. (446.19SQ. FT.). ESTABLISHED TRADING POSITION.**

**No 37 King Street  
Carmarthen SA31 1BS**

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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 spacious **GROUND FLOOR SHOP PREMISES** situated occupying a long established trading position fronting on to a busy thoroughfare that connects 'St. Peters' Municipal Car Park with 'Nott Square' at the centre of the County and Market of Carmarthen.*

**BURGLAR ALARM. EMERGENCY LIGHTING.**

**AMPLE POWER POINTS AND TELEPHONE POINTS THROUGHOUT.**





**SHOP 42' 5" x 14' (12.92m x 4.26m)** with vinyl floor covering. 12' 6" (3.81m) wide frontage to King Street. 10' (3.05m) Ceiling height. Understairs storage cupboard off. Glazed door to

**WORKSHOP 23' 6" x 7' 7" (7.16m x 2.31m)** with 2 single glazed windows. Vinyl floor covering.

**STOCK ROOM/SECONDARY SALES 34' x 17' (10.36m x 5.18m)** with vaulted ebonised beamed ceiling.

**OFFICE 13' 3" x 6' 9" (4.04m x 2.06m)**

**KITCHEN 7' x 4' 10" (2.13m x 1.47m)** with sink unit.

**SEPARATE WC** with 2 piece suite in white comprising wash hand basin and WC.

**REAR HALL** with door to the fire escape.

**FURTHER ROOMS AVAILABLE - BY SEPARATE NEGOTIATION**

**ENERGY EFFICIENCY RATING:** - B (38).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No – 9926-3077-0511-0801-7025.

**TERMS:** - Flexible terms - subject to rent reviews. Available long term.

**RENT:** - £9,950 per annum exclusive to be paid **quarterly in advance** subject to rent reviews on an internal repairing and insuring basis.

**NON-REFUNDABLE DEPOSIT:** - A non-refundable deposit of **£500** is required that will be held by the agents pending completion of any agreement. Should the prospective tenants withdraw from the transaction or not complete the matter in a timely manner then a non-refundable deposit will be forfeited by the prospective tenant/s.

**SECURITY DEPOSIT:** - A security deposit of **£1,000** is required that will be held by the solicitors pending termination of any lease agreement.

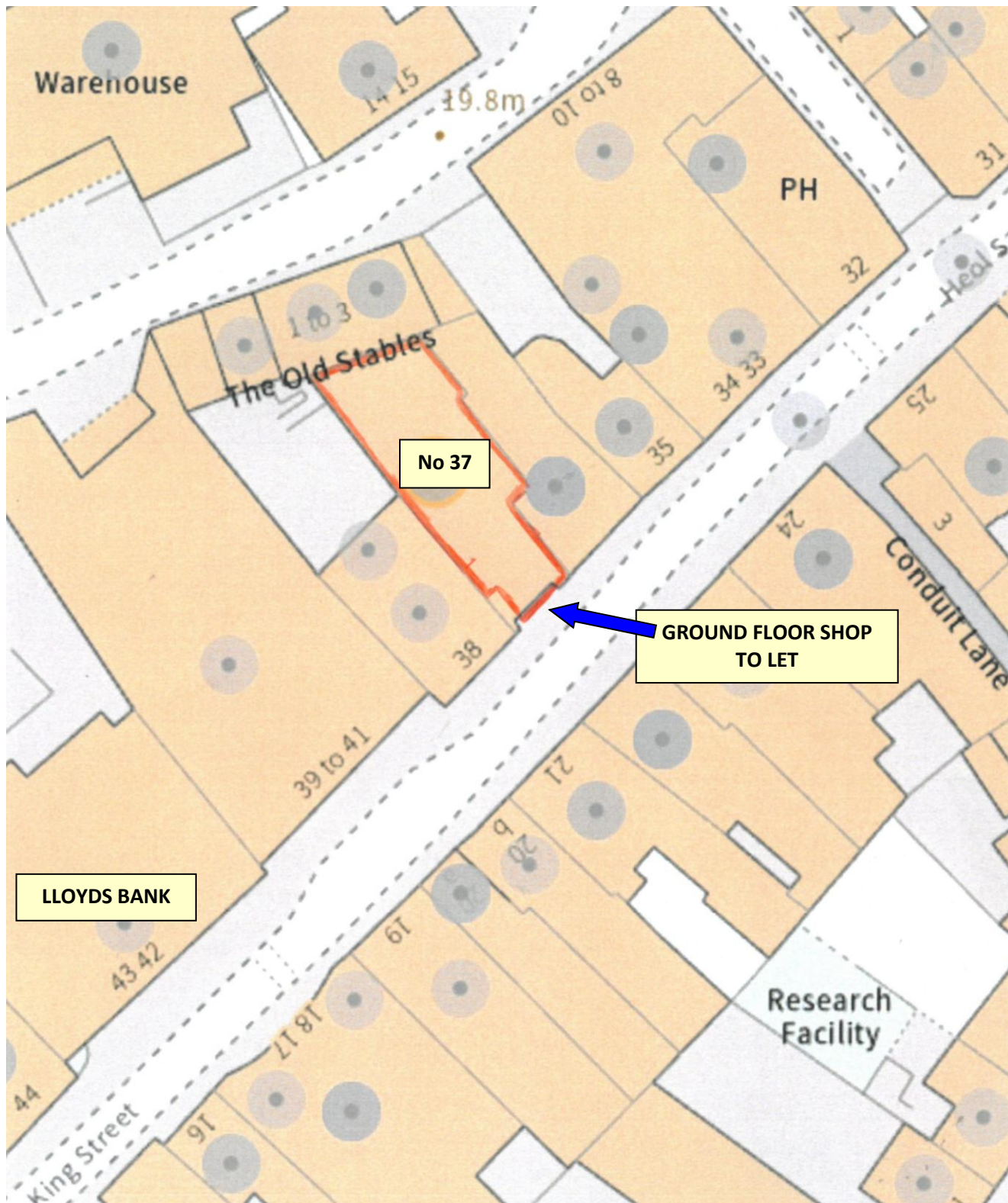
**FEES:** - The **incoming tenant** will be responsible for the Landlords reasonable agents and legal fees in this matter.

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

**RATEABLE VALUE:** - 2025/2026 = £10,000.

**BUSINESS RATE PAYABLE:** - 2025/2026 = £5,680.00p **BEFORE** any small business and High Street reliefs are applied.





**NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY**

**DIRECTIONS:** - The property is located three quarters of the way up 'King Street' **just after** Lloyds Bank on the **left hand side**.

**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

01.08.2025 - REF: 7091