

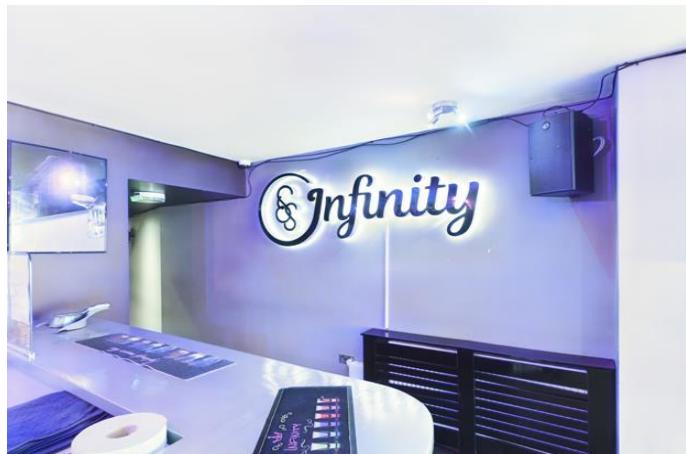
Sales & Lettings of
Residential, Rural
& Commercial
Properties



Valuers
Land Agents
Surveyors

Est. 1998

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- **RENT - £24,000 p.a. exclusive on an internal repairing and insuring basis payable in advance.**
- **PREMIUM - £50,000 - STOCK AT VALUATION.**

- **FULLY EQUIPPED DESTINATION BAR AND LIVE MUSIC CENTRE.**
- **DANCE FLOOR WITH DJ BOOTH AND DANCE FLOOR LIGHTING WITH ASSOCIATED SOUND SYSTEM.**
- **RENOVATED SINCE 2020.**
- **FREE OF TIE.**
- **PREMIUM REQUIRED.**
- **3 STOREY PREMISES.**
- **IN AREA FAVOURED BY HOSPITALITY/LEISURE ESTABLISHMENTS.**
- **LONG LEASE AVAILABLE.**
- **CARMARTHEN TOWN CENTRE.**

**Infinity Music Bar, No 17 Guildhall Square,
Carmarthen SA31 1PR**

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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.

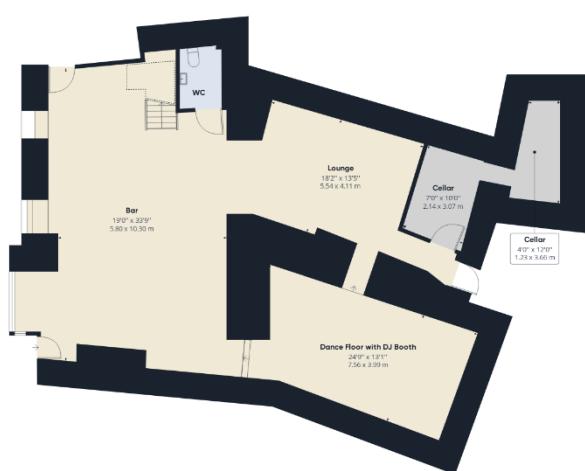
A completely renovated **BAR AND LIVE MUSIC VENUE** located in a prime trading position just off the main shopping areas in an area favoured by hospitality and leisure establishments affording accommodation over 3 storeys at the centre of the County and Market town of Carmarthen.

AIR CONDITIONING SUPPLEMENTED BY GAS CENTRAL HEATING.

CCTV AND EMERGENCY LIGHTING. CELLAR COOLING.

SMOKE DETECTORS AND HEAT SENSORS. FREE OF TIE.

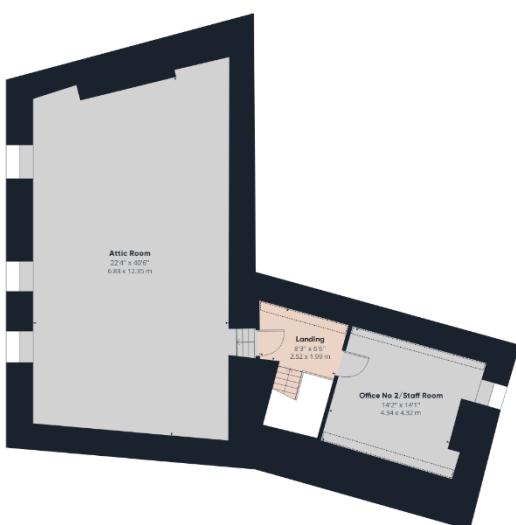
AMPLE POWER POINTS THROUGHOUT.



Ground Floor



Floor 1



Floor 2

ENTRANCE PORCH with part glazed aluminium entrance door to

BAR 33' 9" x 9' 5" (10.28m x 2.87m) with vinyl floor covering. Steel staircase to the first floor. 2 Windows to fore. 2 Radiators with decorative covers. Air conditioning unit. Wall mounted TV. Cellar manhole cover giving access to the Basement with electric light and ample headroom. **BUILT-IN CUPBOARD off. 8' 6" (2.59m)** wide opening to the lounge.

DISABLED PERSONS WC 7' 4" x 4' 11" (2.23m x 1.50m) with 2 piece suite in white comprising wash hand basin and WC. Extractor fan. Recessed downlighting.

LOUNGE 18' x 13' 3" (5.48m x 4.04m) with vinyl floor covering. Fitted seating. Radiator with decorative cover.

REAR HALL with fire exit door to the rear service lane (Bull Lane).

BEER CELLAR 10' 5" x 6' 8" (3.17m x 2.03m) with air conditioning unit. Beer coolers, general cellar equipment etc. Opening to

SECONDARY BEER CELLAR 12' x 5' 7" (3.65m x 1.70m)

DANCE FLOOR WITH DJ BOOTH 22' x 13' (6.70m x 3.96m) with 'Pioneer' DJ deck. Smoke machine. Sound system and associated lighting. Openings to the Bar and Lounge.

FIRST FLOOR - part of the first floor has been refurbished with there being scope to enlarge the business accommodation if so desired and subject to the necessary consents being obtained.

LANDING 'L' shaped with radiator having a decorative cover. 2 Windows to fore. Vinyl floor covering. Fire door to the Stock Room.

GENTS WC 14' x 11' 10" (4.26m x 3.60m) overall 'L' shaped with wash hand basin having a fitted storage cupboard beneath. Vinyl floor covering. Urinal. Recessed downlighting. Part tiled walls. Trickle vent. Wall mounted electronic hand drier.

SEPARATE WC with WC in white. Trickle vent. Vinyl floor covering.

LADIES WC/CLOAKROOM 17' x 14' 3" (5.18m x 4.34m) with recessed downlighting. Vinyl floor covering. Fitted full length mirror. 3 Wash hand basins. Part tiled walls. 2 Wall mounted electronic hand driers. **5 SEPARATE WC's OFF.**

STOCK ROOM 24' 8" x 14' 6" (7.51m x 4.42m) with boarded flooring. Double glazed 'Velux' window. 10' 5" (3.18m) Ceiling height. Fire exit. Door to

INNER LANDING with staircase to the second floor.

OFFICE 15' 6" x 14' (4.72m x 4.26m) overall 'L' shaped. Window to rear. Part dry lined walls.

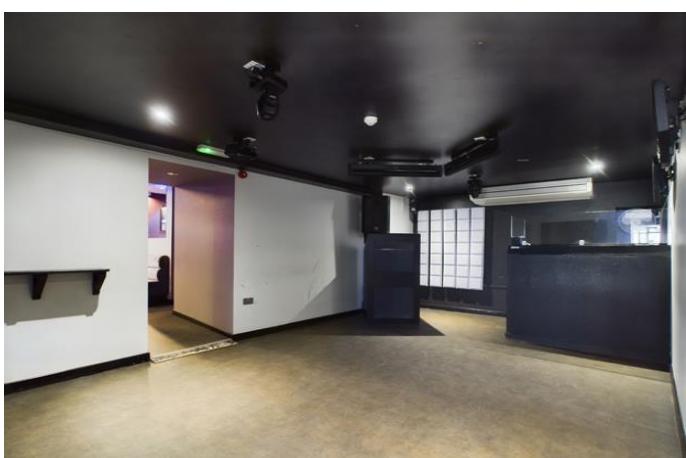
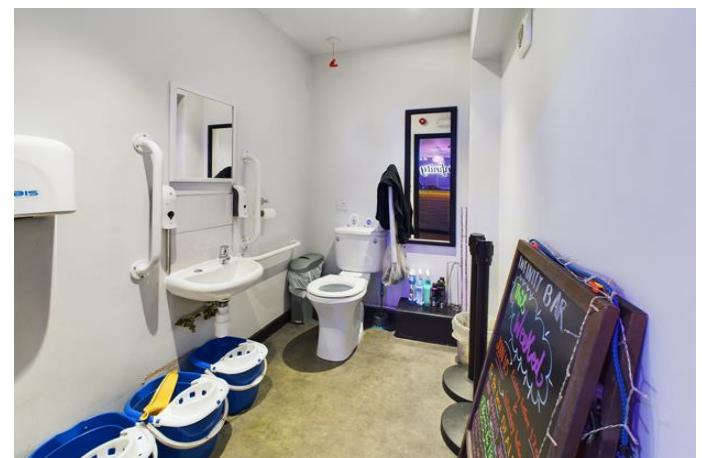
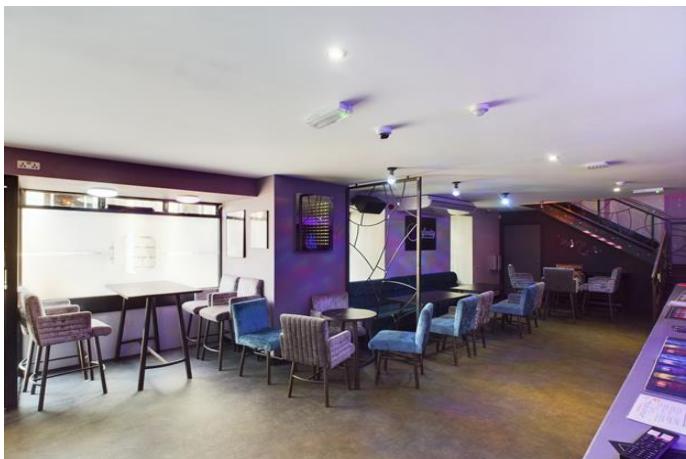
SECOND FLOOR

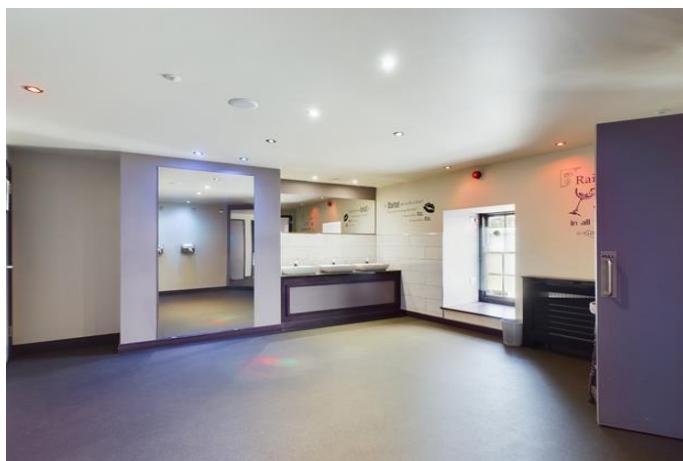
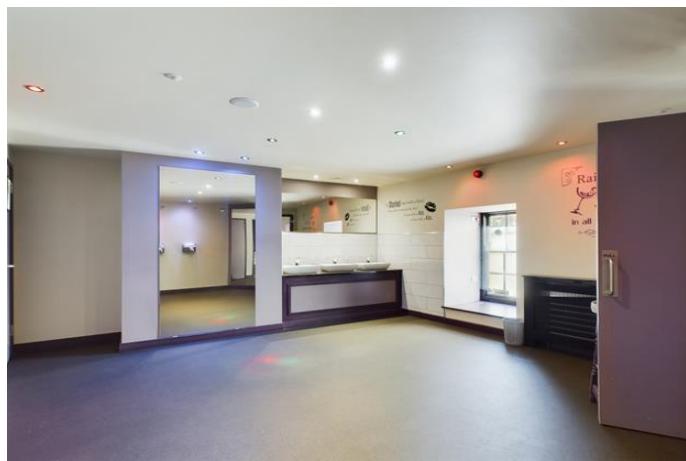
LANDING with wall mounted gas fired central heating boiler.

STAFF ROOM/OFFICE NO. 2 15' 10" x 14' 3" (4.82m x 4.34m) with window to rear. 8 Power points.

ATTIC ROOM 42' x 23' (12.79m x 7.01m) with power and lighting. 3 Windows to fore. 3 Double glazed 'Velux' windows. Exposed boarded floor.

LICENCE: - THE PROPERTY IS LICENCED TO SELL ALCOHOL MONDAY TO SATURDAY 11AM TO 03:30 AM AND THERE IS A LIVE MUSIC LICENCE FOR 11AM TO 04:00AM.







DIRECTIONS: - The property is located at the **bottom** of '**St. Mary's Street**' where it meets the '**Guildhall Square**' to the **right of the former Crown Court Building** just up from '**Waterstones' bookshop** on the **opposite** side of the '**Guildhall Square**' to '**WH Smith/Days**'.

ENERGY EFFICIENCY RATING: - E (102).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No – 9968-3009-0444-0300-0391.

RENT: - **£24,000** 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 **ingressing 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.

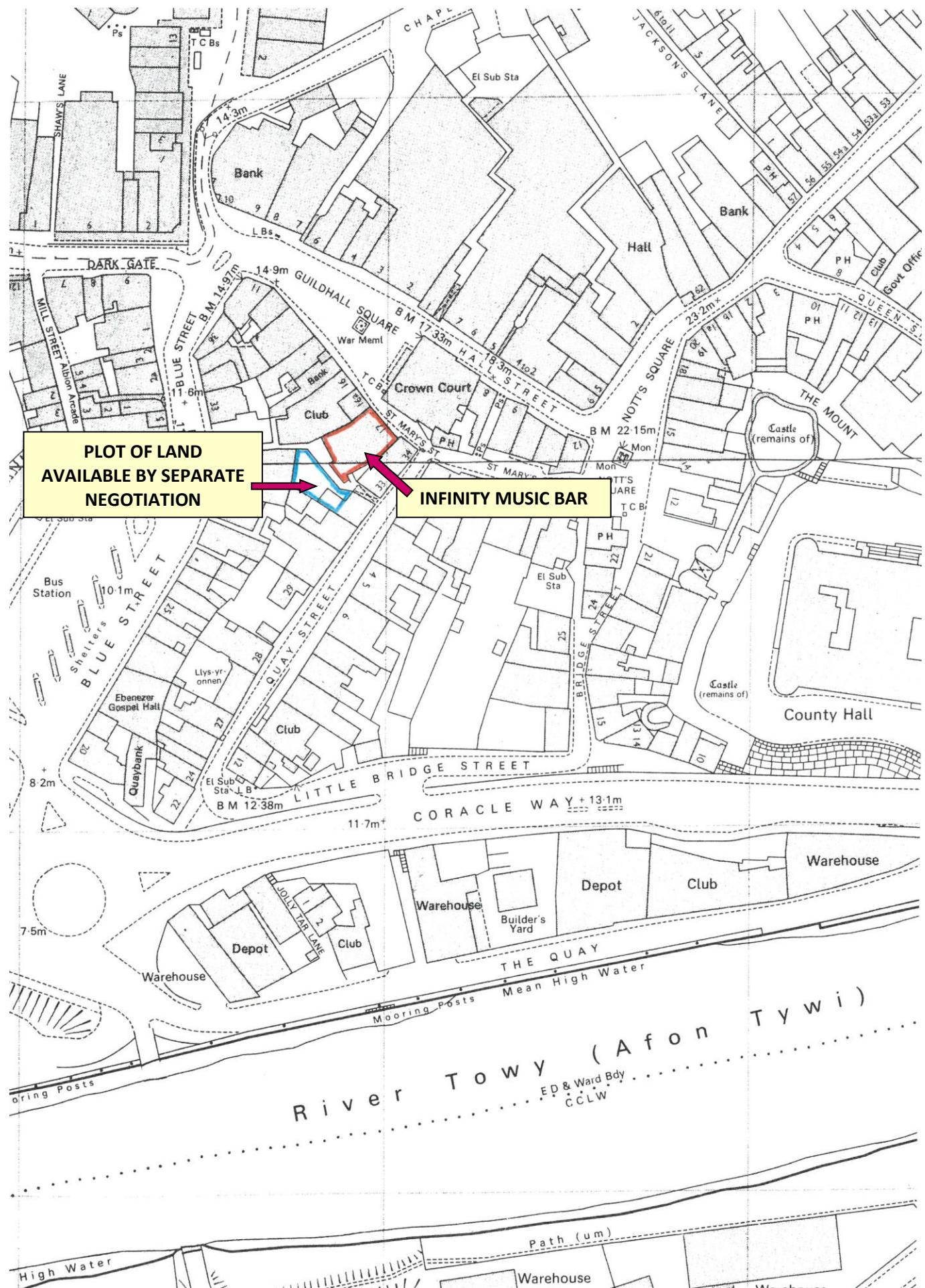
NON-REFUNDABLE DEPOSIT: - A non-refundable deposit of **£500** is required and which will form part of the first quarters rent should the transaction proceed but will be forfeited should the prospective Tenant decide against proceeding with the transaction.

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

RATEABLE VALUE: - 2023/2024 = £22,250.

BUSINESS RATE PAYABLE: - 2023/2024 = £11,903.75p. **BEFORE ANY RELEIFS 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.



THIS PLAN IS NOT TO SCALE AND IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

07.02.2024 - REF: 6761