



- **STORAGE BUILDING/WORKSHOP.**
- **OVERALL FLOOR AREA 503 SQ.M. (5,423 SQ. FT).**
- **JUST OFF B4309 CARMARTHEN TO PONTYATES ROAD.**
- **1.5 MILES CENTRE OF PONTYATES. 4.5 MILES KIDWELLY.**
- **AVAILABLE LONG TERM.**
- **CONVENIENT TO CARMARTHEN, CROSS HANDS, KIDWELLY AND LLANELLI.**
- **CCTV COVERING APPROACH.**
- **MIDWAY CARMARTHEN AND LLANELLI.**

**Outbuilding at  
Blaen y Fan Farm,  
Meinciau,  
Kidwelly SA17 5LB**

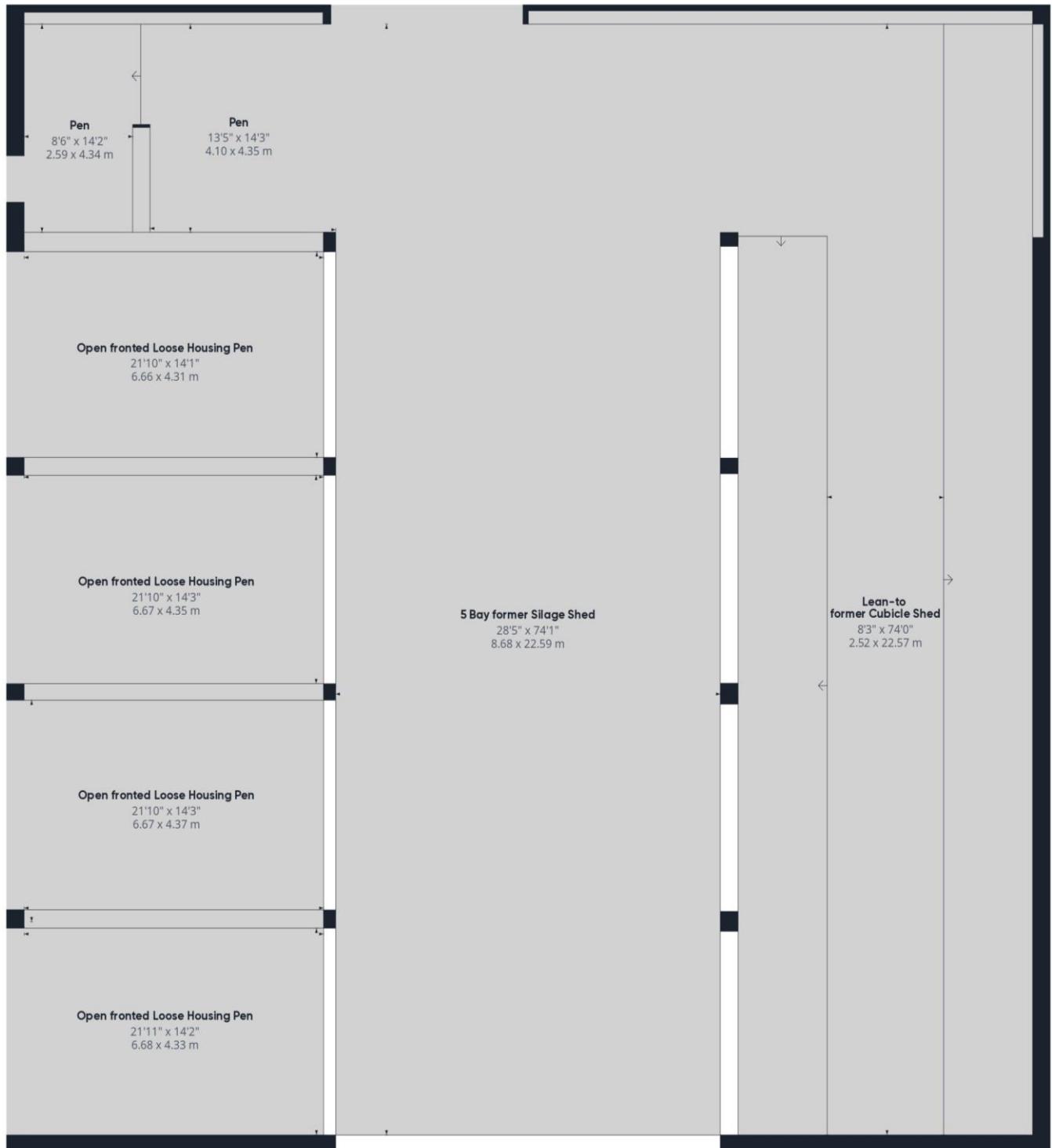
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payable quarterly in  
advance EXCLUSIVE**

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## TO LET - MIDWAY CARMARTHEN AND LLANELLI

An '**ATCOST' MULTI PURPOSE BUILDING** comprising a **5 BAY FORMER SILEAGE SHED 74' 2" x 28' 6"** (22.61m x 8.69m), **LEAN-TO CUBICLE SHED 74' x 21'** (22.56m x 6.40m), **2 FORMER CALF PENS** and **4 OPEN FRONTED FORMER LOOSE HOUSING PENS** each measuring **21' x 14'** (6.40m x 4.27m) with a **CONCRETED YARD OFF** measuring **53' x 21'** (16.15m x 6.40m) situated on the edge of a homestead set slightly back off the **B4309 'Carmarthen to Pontyates' Road** within **1.5 miles of the centre of Pontyates**, is within **4.5 miles of the ancient estuarial township of Kidwelly**, is within **4 miles of Pontyberem**, is within **8.5 miles of Cross Hands** and the property is situated **midway** the readily available facilities and services at the centre of the County and Market town of **Carmarthen** and town of **Llanelli** that are some **7.5 and 8 miles** distant respectively.





**DIRECTIONS:** - From **Carmarthen** take the **A484 Llanelli Road south** travelling **past** 'Morrisons' Supermarket, the turnings for Coleg Sir Gar and Bro Myrddin Secondary School to **Cwmffrwd**. Continue **through Cwmffrwd** and **just after** the Nursery **fork left onto the B4309 Pontyates Road** (signposted). Travel **PAST** the left hand turning for Pontyberem continuing **through** the hamlets of **Banc y Capel, Cloigyn and Pontantwn**. Travel for a further **2 miles** along this road **towards Pontyates**, passing the left hand entrance to Quarry and right hand turning for 'Four Roads'. Continue a **short distance up the road** and the **entrance to the property** is the **first on the left hand side opposite** and just **before** the Meinciau and 30mph **highway road sign**.

**'ATCOST' MULTI PURPOSE BUILDING COMPRISING: -**

**5 BAY SILEAGE SHED 74' 2" x 28' 6" (22.59m x 8.68m)** with concreted floor

**LEAN-TO CUBICLE SHED 74' 2" x 21' (22.59m x 6.40m)** with concreted floor.

**2 LEAN-TO CALF PENS 0' 0" x 0' 0" (0.00m x 0.00m)** each measuring 14' 3" x 13' 5" (4.34m x 4.09m) and 14' 2" x 8' 6" (4.31m x 2.59m)

**4 LEAN-TO OPEN FRONDED LOOSE HOUSING PENS** each measuring 21' 10" x 14' (6.65m x 4.26m).

Each pen is concrete block walled with and is open to the

**COLLECTING/EXERCISE YARD OFF 53' 10" x 21' (16.40m x 6.40m)**

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**TERMS:** - Long term preferred

**ENERGY PERFORMANCE CERTIFICATE:** - An Energy Performance Certificate is not required for this premises as no energy is used to 'condition the indoor climate'.

**RENT:** - £12,500 per annum payable **quarterly and in advance** exclusive of all charges in respect of the building.

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

**NON-REFUNDABLE DEPOSIT:** - A non-refundable deposit of £500 is to be paid on agreeing to take the building. The non-refundable deposit will form part of the first quarters rent. However, should for any reason the ingoing tenant withdraw from taking up a proposed lease then the deposit will be forfeited.

**FEES:** - The ingoing tenant/s will be responsible for the Landlords reasonable agents and legal costs.

**SERVICES:** - Mains electricity and water.

**RESTRICTION:** - No garage repairs or any form of welding is permitted within or at the premises due to insurance company restrictions.

**ENERGY EFFICIENCY RATING:** - N/A

**SERVICES:** - Mains electricity and water.

**LOCAL AUTHORITY:** - Carmarthenshire County Council County Hall Carmarthen.

**AGENTS NOTE:** - **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not included in the letting** of the property.

**VIEWING**

Strictly by appointment with Gerald R Vaughan Estate Agents

08.08.2024 - REF: 6892