

Sales & Lettings of
Residential, Rural
& Commercial
Properties



Valuers
Land Agents
Surveyors

Est. 1998

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- **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**

**RENT - £12,500 p.a.
payable quarterly in
advance EXCLUSIVE**

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

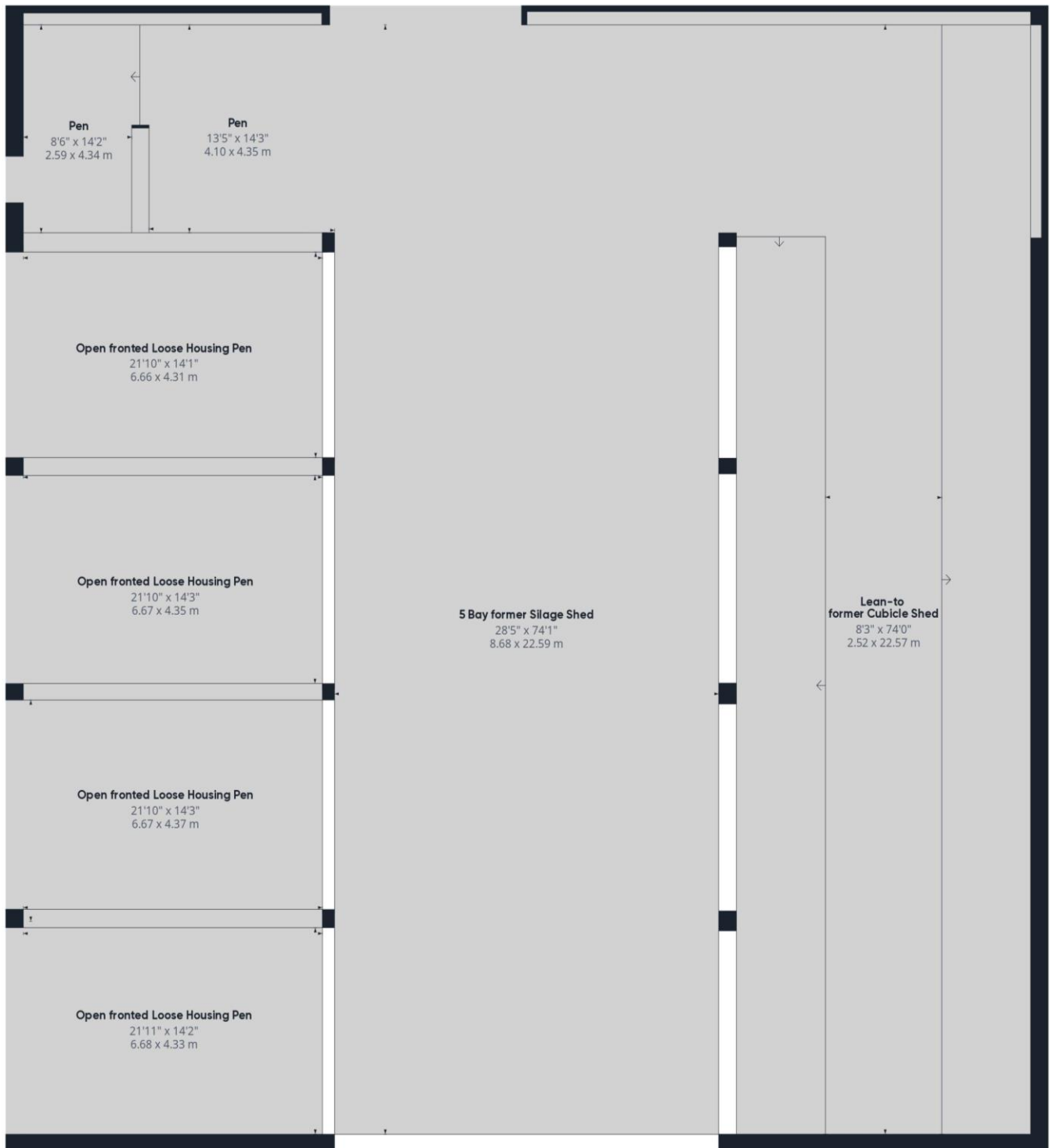
Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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 - 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 FRONTED 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)

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