

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)



- **£28,500 p.a. exclusive on FRI Terms payable quarterly in advance.**
- **SUBSTANTIAL COMMERCIAL PREMISES SUITABLE FOR A NUMBER OF USAGES.**
- **FLEXIBLE TERMS. PARKING FOR UPTO 19 VEHICLES.**
- **FLOOR AREA-WORKSHOP=257 SQ. M.**
- **FULL PLANNING PERMISSION FOR CHANGE OF USE.**
- **ADJACENT TO JOHNSTOWN PETROL FILLING STATION AND CK'S CONVENIENCE STORE.**
- **PV PANELS PROVIDING AN INCOME.**
- **FLOOR AREA - GYM = 109 SQ. M.**
- **FLOOR AREA - OFFICE AND ANCILLIARY ACCOMODATION/STORAGE = 165 SQ.M.**

**Building and Yard at Royal Oak Meadows,  
Old St. Clears Road Johnstown, Carmarthen SA31 3JF**

Email: [sales@geraldvaughan.co.uk](mailto: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 – JOHNSTOWN, CARMARTHEN

*A conveniently situated spacious **COMMERCIAL PREMISES** with adjoining former **BUILDERS YARD and CAR PARKING** situated adjacent to and at the rear of **Johnstown Petrol Filling Station/CK's Convenience Store** at the centre of Johnstown enjoying **ease of access to the A40 dual carriageway** within **half a mile** of the readily available facilities and services at the centre of the County and Market town of **Carmarthen**.*

The premises affords excellent scope for a number of usages including retail space, cafe etc subject to the necessary consents being obtained.

**PV PANELS** providing an income.

Grant aid may be available for a change of use from the Carmarthenshire County Council regeneration fund subject to an appropriate application being submitted.

**Applicants may be interested to note that FULL PLANNING PERMISSION was granted on the 6th January 2014 for change of use to a local retail convenience food store under planning reference No W/27850 that we are informed is held in perpetuity.**





**THE ACCOMODATION PRESENTLY COMPRISES: -**

**WORKSHOP** 68' 3" x 39' 4" ext. 41' 10" (20.8m x 12m ext. to 12.76m)  
with roller door access and split level floor.

**STORE ROOM OFF** 32' 2" x 39' 4" x 19' 6" (9.8m x 12m x 6m) approx.

**INNER HALL**

**STORE ROOM**

**SEPARATE WC**

**SEPARATE WC**

**OFFICE No 1**

**OFFICE No 2**

**GYM** 46' 3" x 28' 1" (14.1m x 8.55m)

**EXTERNALLY**

Tarmacadamed/concreted yard that once adapted could provide private car parking for upto 19 vehicles.

-----

**RENT:** - £28,500 per annum payable quarterly and in advance on a Full Repairing and Insuring lease.

**TERM:** - Flexible terms - 3, 5, 7, 9 years or longer available subject to rent reviews.

**FEES:** - The ingoing tenant will be responsible for the Landlords reasonable agents and legal costs in this matter

**SECURITY DEPOSIT:** - A security deposit of £2,000 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 having commenced legal formalities.

**ENERGY EFFICIENCY RATING:** - B (26).

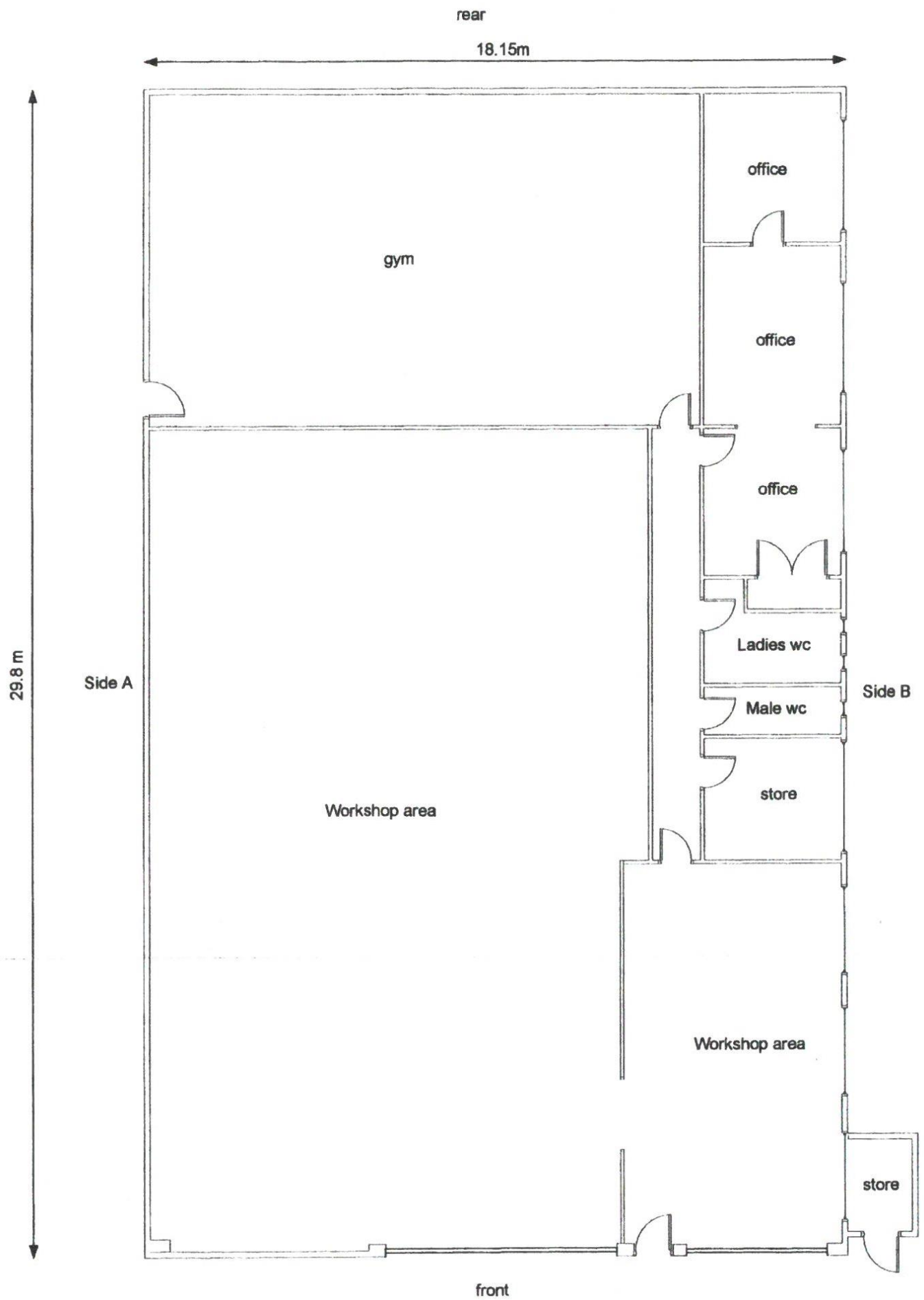
**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No: - 1623-4007-6502-5200-7913.

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

**RATEABLE VALUE:** - 2024/25 = £16,000.00p.

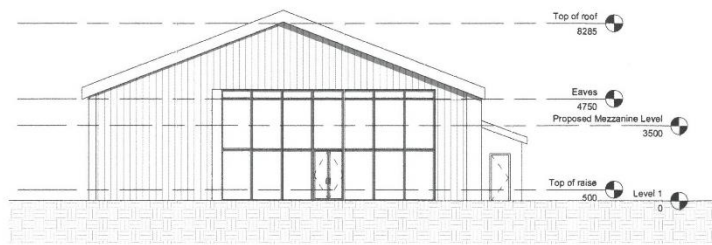
**BUSINESS RATES PAYABLE:** - 2024/25 =£8,992.00p **BEFORE** any business rate reliefs are applied.

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

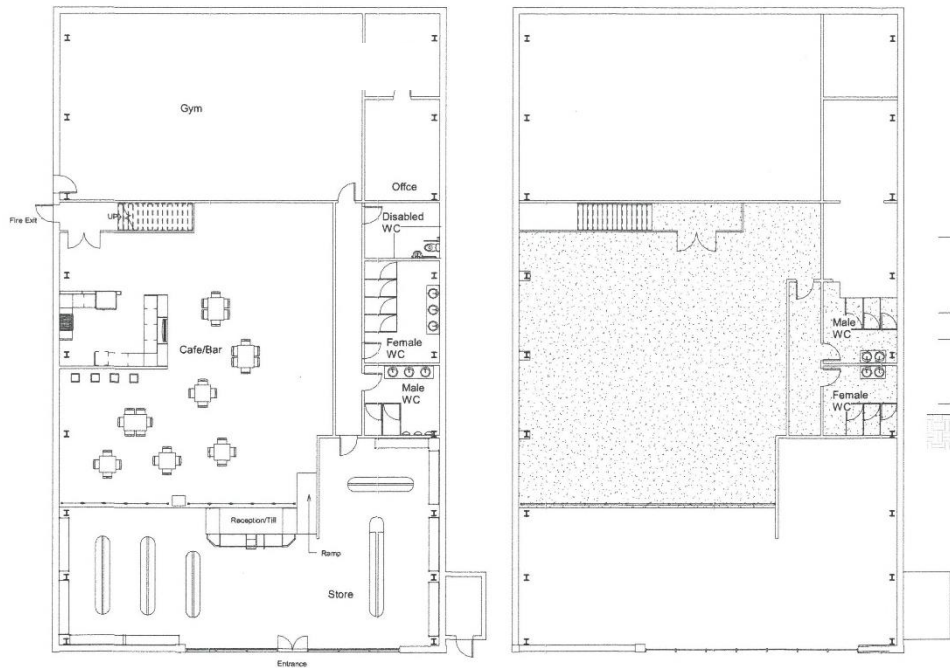


**EXISTING FLOOR PLAN**

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

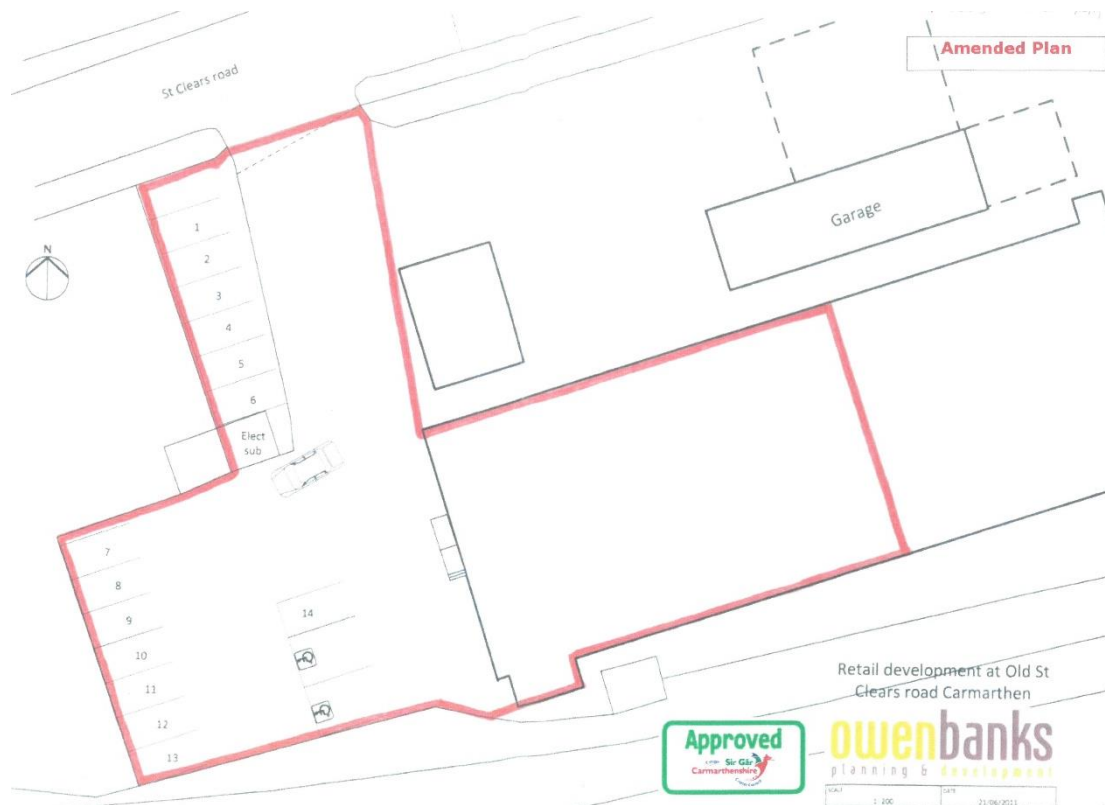


Proposed Front Elevation  
Scale 1:100



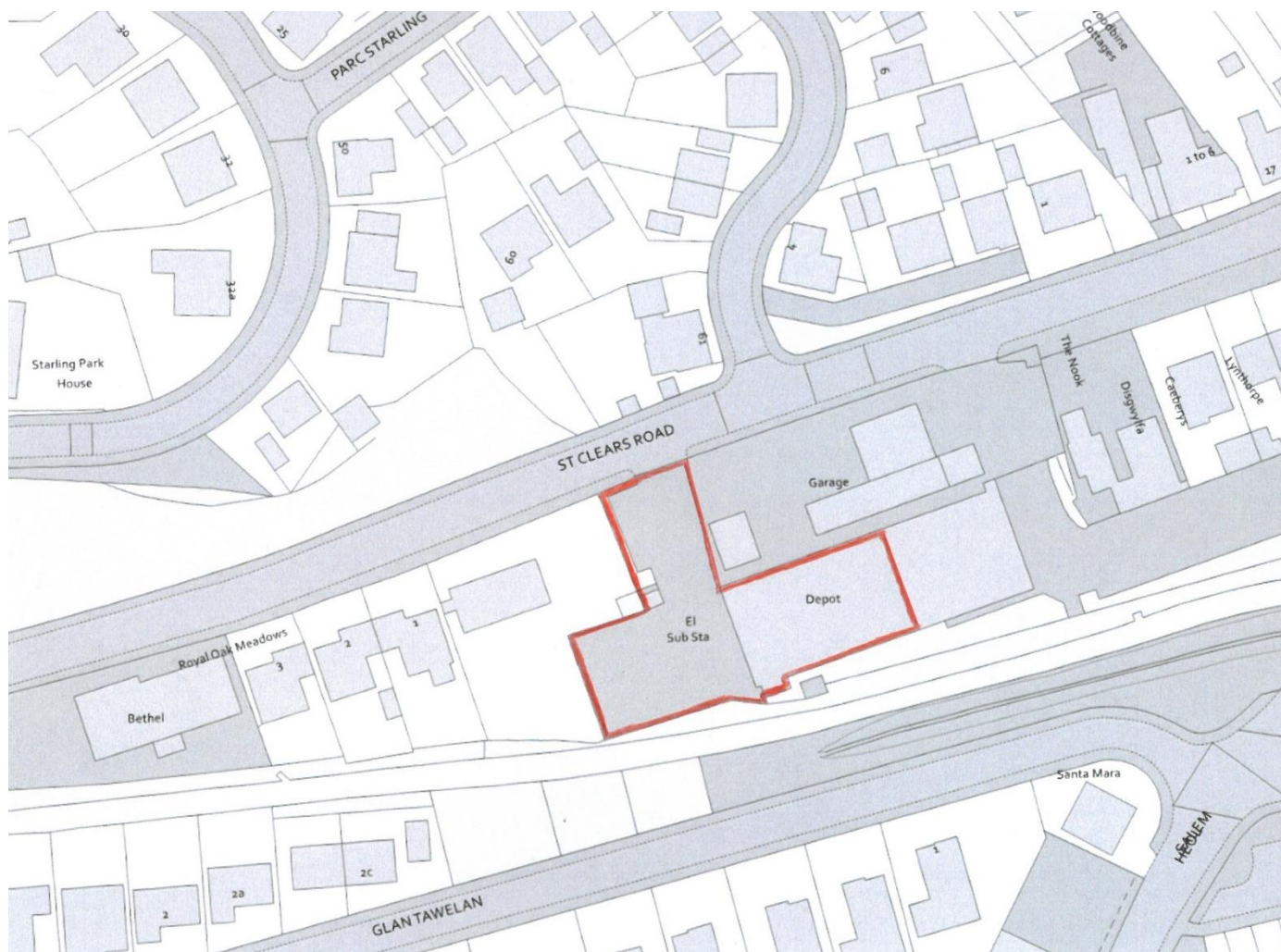
### POTENTIAL FLOOR LAY-OUT PLAN AND USE – STP

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



### BLOCK PLAN

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



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

**DIRECTIONS:** - The premises is located adjacent to and to the rear of Johnstown petrol filling station and CK's convenience store opposite and just after the entrance to 'Parc Starling'.

**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

06.09.2024 - REF: 6909