

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **£13,500 p.a. exclusive payable quarterly in advance on an Internal Repairing and Insuring lease.**
- **SPACIOUS ESTABLISHED TWO STOREY SHOP PREMISES.**
- **FLOOR AREA - 225 SQ.M. APPROX.**
- **FLEXIBLE TERMS.**
- **CARMARTHEN TOWN CENTRE.**
- **PROMINENT POSITION FRONTING BUSY THOROUGHFARE OPPOSITE BUS STATION.**
- **7' 10" (2.39m) WIDE DISPLAY WINDOW.**
- **PRIMARY SALES/SHOP 37' 11" x 15' 8" (11.56m x 4.78m).**

**No 31 Blue Street
Carmarthen SA31 3LE**

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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

naea | propertymark
PROTECTED

arta | propertymark
PROTECTED

The Property
Ombudsman

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 long established **TWO STOREY SHOP PREMISES** with 7' 10" (2.39m) wide display **window** occupying a prominent trading position fronting on to one of the main busy thoroughfares **opposite** the Bus Station, 'The Albion Arcade' and 'Greyfriars' shopping precinct just off 'Guildhall Square'/'Lammas Street' at the centre of the County and Market town of Carmarthen.

7' 2" and 8' 8" (2.18 and 2.64m) CEILING HEIGHTS TO THE GROUND FLOOR.

EMERGENCY LIGHTING. FIRE ALARM. MAINS GAS AVAILABLE.

PART PVCu DOUBLE GLAZED.



RECESSED ENTRANCE PORCH with aluminium single glazed entrance door to

PRIMARY SALES/SHOP 37' 11" x 15' 8" (11.55m x 4.77m) av. with boarded effect laminate flooring. **7' 10" (2.39m) wide display window.**

FITTING ROOM OFF 5' 5" x 3' 3" (1.65m x 0.99m) with double 'saloon' type swing doors.

SECONDARY SALES/STOCK ROOM 26' 9" x 17' 4" (8.15m x 5.28m) overall 'L' shaped with 6 power points. Telephone point. Door to the inner hall. Understairs storage cupboard off.

KITCHEN 6' 9" x 5' 4" (2.06m x 1.62m) with part tiled walls. 4 Power points. Base and eye level kitchen units incorporating a sink unit.

CLOAKROOM 6' 7" x 3' 11" (2.01m x 1.19m) with vinyl floor covering. Counter sunk sink unit with storage cupboard beneath and tiled splashback. Electric water heater.

SEPARATE WC with WC in white. Extractor fan.

INNER HALL with staircase to first floor. 3 PVCu opaque double glazed windows to the stairwell.

FIRST FLOOR

LANDING

STOCK ROOM 35' 10" x 20' 4" (10.91m x 6.19m) overall 'L' shaped with concreted floor. Vaulted ceiling. Fire escape to 'Bull Lane.' 2 PVCu double glazed windows. 2 Power points. Open tread staircase to part loft storage over the office accommodation.

GENERAL OFFICE 19' x 10' 6" (5.79m x 3.20m) with electric storage heater. Doors to

STORE ROOM 8' 10" x 7' 9" (2.69m x 2.36m)

OFFICE No 2 9' 11" x 6' 10" (3.02m x 2.08m)

OFFICE No 3 15' 9" x 11' 10" (4.80m x 3.60m) with PVCu double glazed window. Fitted shelving. Telephone point. Electric storage heater. 2 Power points.

LOFT STORAGE OVER THE OFFICE ACCOMMODATION 31' x 18' 6" (9.44m x 5.63m) measured approximately with PVCu double glazed window.

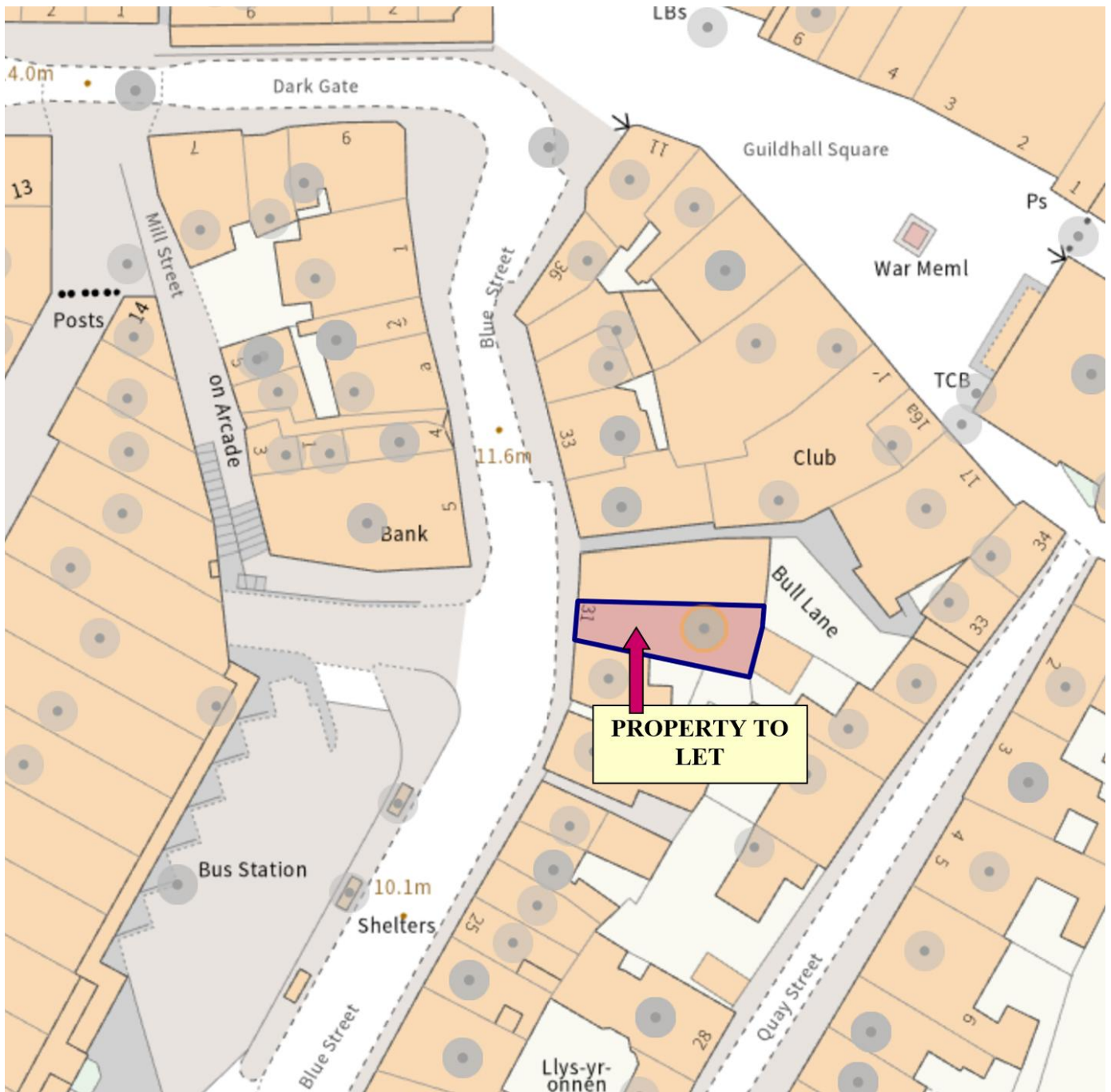
RENT: - £13,500 per annum exclusive payable quarterly and in advance on an internal repairing and insuring lease.

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

FEES: - The **ingoin**g 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 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 agreed to do so or just not complete the transaction in a timely manner.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

ENERGY EFFICIENCY RATING: - .

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

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

RATEABLE VALUE: - **Ground Floor Shop** 2025/2026 = £13,000

BUSINESS RATE PAYABLE: - 2025/26 = £9,514 - **BEFORE ANY RELIEFS ARE APPLIED.**

RATEABLE VALUE: - **First Floor** – 2025/26 = £7,900.

BUSINESS RATE PAYABLE: - 2025/2026 = £4,487.26p - **BEFORE ANY RELIEFS ARE APPLIED.**

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

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

18.12.2025 - REF: 7176