

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **£6,000 p.a. exclusive on an Internal Repairing and Insuring Lease payable quarterly in advance.**
- **MODERN PURPOSE BUILT SELF-CONTAINED OFFICE PREMISES.**
- **GAS C/H. RE-BUILT IN THE MID 1970's.**
- **EMERGENCY LIGHTING AND FIRE ALARM SYSTEM.**
- **CARMARTHYN TOWN CENTRE.**
- **APPROXIMATE FLOOR AREA 167 SQ.M.**
- **FIRE DOORS. CONCRETE FLOORS.**
- **TERMS: - Flexible terms available.**

**First and Second Floor Office Suite at
Nos 11-12 King Street Carmarthen, SA31 1BH**

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

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

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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

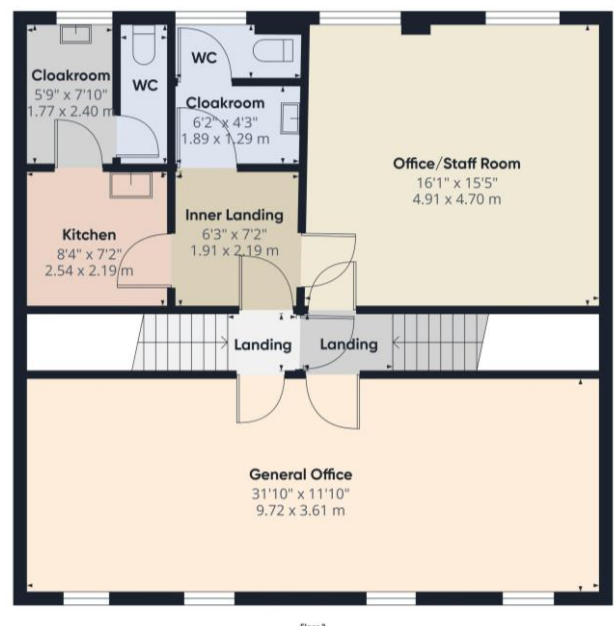
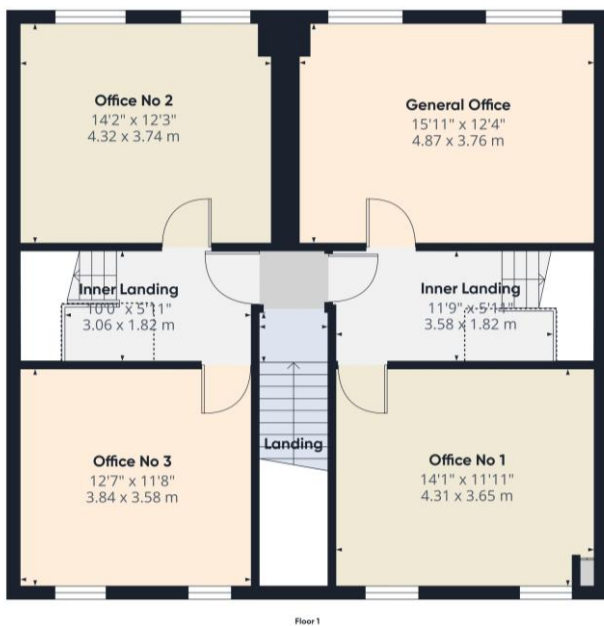
The purpose built **SELF-CONTAINED OFFICE PREMISES** are located fronting onto a busy thoroughfare at the centre of the County and Market town of Carmarthen with the substantial office premises approached via a **GROUND FLOOR ENTRANCE HALL AND STAIRWELL**.

APPROXIMATE FLOOR AREA 167 SQ.M.

GAS C/H with thermostatically controlled radiators. **FIRE DOORS.**

AMPLE POWER AND TELEPHONE POINTS. REFERENCES ARE REQUIRED.

EMERGENCY LIGHTING AND FIRE ALARM SYSTEM. 8' CEILING HEIGHTS.



GROUND FLOOR ENTRANCE HALL AND STAIRCASE TO

FIRST FLOOR

LANDING 2 power points to the stairwell.

RECEPTION HALL 14' 7" x 5' 10" (4.44m x 1.78m) with staircase to second floor with radiator to stairwell. 1 Power point.

OFFICE No 1 14' 1" x 12' (4.29m x 3.65m) with 2 radiators. 2 windows to fore. Fitted cupboard with gas meter. 8 Power points. Telephone points.

GENERAL OFFICE No 1 16' x 12' 4" (4.87m x 3.76m) with 2 radiators. 2 Windows to rear with security bars. 10 Power points. Telephone point.

INNER LANDING 12' 6" x 5' 10" (3.81m x 1.78m) with secondary staircase to second floor with radiator to stairwell. 1 Power point.

OFFICE No 2 14' 1" x 12' 4" (4.29m x 3.76m) with 2 radiators. 2 Windows to rear with security bars. 6 Power points. Telephone point.

OFFICE No 3 12' 7" x 11' 10" (3.83m x 3.60m) with 2 radiators. 2 Windows to fore. 5 Power points. Telephone points.

SECOND FLOOR

LANDING with fire doors to both stairwells.

OFFICE/STAFF ROOM 15' 9" x 15' 4" (4.80m x 4.67m) with 2 radiators. 2 windows to rear. Fitted cupboard housing the gas fired central heating boiler. Portable C/h timer/thermostat control. 7 Power points.

INNER LANDING 1 Power point

UNISEX CLOAKROOM/WC 7' 8" x 6' 2" (2.34m x 1.88m) overall with wash hand basin having an electric heater and tiled splashback. Vinyl floor covering. Radiator. Opaque single glazed window.

SEPARATE WC with water meter and vinyl floor covering

FITTED KITCHEN 7' 1" x 7' 1" (2.16m x 2.16m) with sink unit having a tiled splashback and electric water heater over. Range of fitted base and eye level kitchen units with a tiled splashback. Vinyl floor covering. 3 Power points. Door to

UNISEX CLOAKROOM/WC 8' 6" x 7' 9" (2.59m x 2.36m) with radiator. Wash hand basin with tiled splashback and electric heater over. Opaque single glazed window. Vinyl floor covering.

SEPARATE WC with vinyl floor covering

GENERAL OFFICE No 2 32' x 11' 10" (9.75m x 3.60m) with 4 windows to fore. 4 Radiators. 2 Doors to the landing. 11 Power points. Telephone point.





ENERGY EFFICIENCY RATING: - E (115).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No – 2051-3635-9060-6507-2991.

RENT: - **£6,000** 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 **ingoing 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.

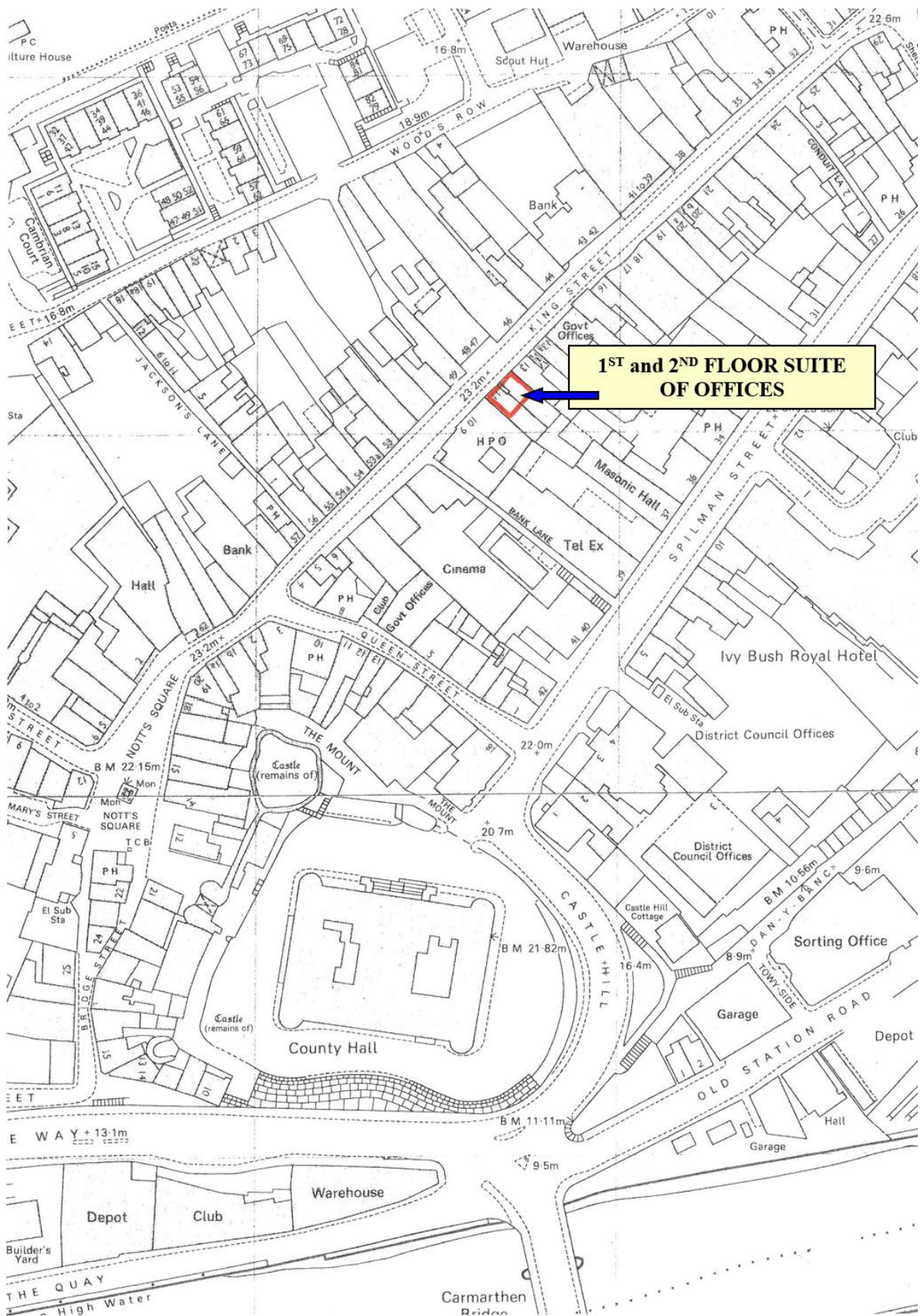
NON REFUNDABLE DEPOSIT: - A non-refundable deposit of **£500** is required and which will form part of the first quarters rent should the transaction proceed but will be forfeited should the prospective Tenant decide against proceeding with the transaction.

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

RATEABLE VALUE: - 2026/2027 = £7,800

BUSINESS RATE PAYABLE: - 2026/2027 = £3,915.60p. **BEFORE** any reliefs 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.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - The premises are located approximately halfway along 'King Street' just after and next to the former Post Office Building.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

09.09.2026 - REF: 7314