

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **£7,500 p.a. exclusive on an Internal Repairing and Insuring basis payable quarterly in advance.**
- **GROUND FLOOR SHOP PREMISES.**
- **FRONTING BUSY THOROUGHFARE.**
- **FLOOR AREA - 55.65 SQ.M.**
- **13 FT. WIDE DISPLAY WINDOW.**
- **PROMINENT TRADING POSITION.**
- **AVAILABLE LONG TERM. FLEXIBLE TERMS.**
- **PRIMARY AND SECONDARY SALES.**
- **GRADE II LISTED BUILDING.**

**Ground Floor Shop No 51 King Street
Carmarthen SA31 1BH**

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

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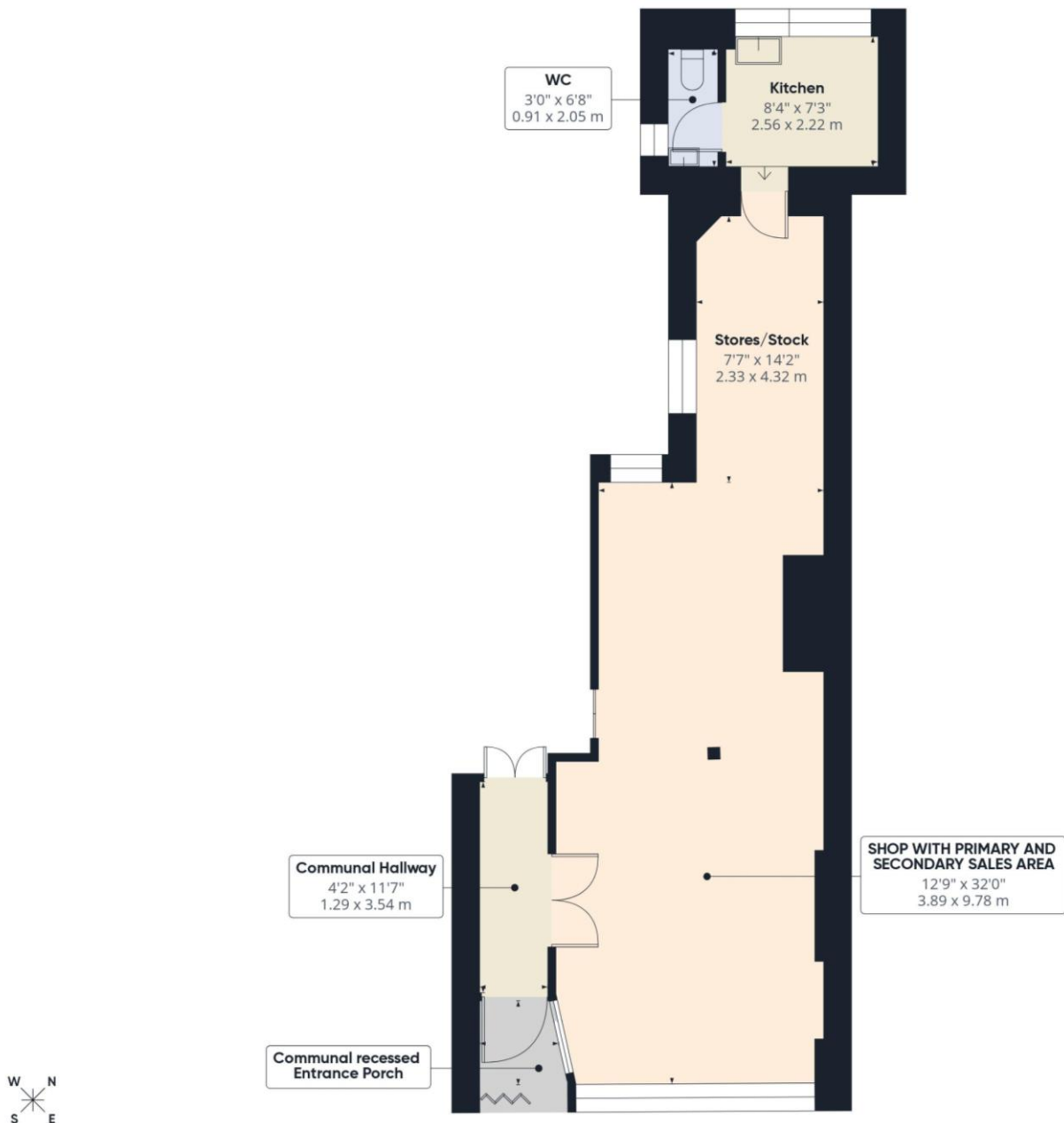
The Property
Ombudsman

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

A long established **GROUND FLOOR SHOP PREMISES** that forms part of a **Grade II Listed building** enjoying a frontage to 'King Street' of **approximately 13ft. (3.96m)** being located fronting onto one of the main thoroughfares occupying a **prominent trading position opposite** the former Post Office building and **just before** Weatherspoon's Public House/Restaurant between 'Nott Square' and St. Peter's Municipal Car Park at the centre of the County and Market town of Carmarthen.

MAINS GAS AVAILABLE.





SECURE COMMUNAL RECESSED ENTRANCE PORCH with glazed/panelled door to

COMMUNAL ENTRANCE HALL 11' 8" (3.55m) in depth with door to the Landlords first floor living accommodation. Opaque glazed double doors to

SHOP/PRIMARY SALES 17' 4" max. x 14' 5" (5.28m x 4.39m) overall with exposed boarded floor. Original fireplace. **13' (13.96m) Wide display window**. Fire alarm. 4 Power points. Telephone point. Original wall panelling and coved ceiling.

SECONDARY SALES 14' x 12' 9" (4.26m x 3.88m) with original wall panelling, coving and former fireplace. 4 Power points. Single glazed window to rear. **7' 8" (2.34m) Wide opening to**

STORES/STOCK ROOM 13' 3" x 7' 8" (4.04m x 2.34m) with exposed boarded floor. Single glazed window. Original wall panelling and coving. 2 Power points.

KITCHEN 8' 3" x 7' 3" (2.51m x 2.21m) with opaque single glazed window. Sink unit with cold water tap. 2 Power points.

SEPARATE WC with extractor fan. Single glazed window. 2 Piece suite in white comprising WC and wash hand basin with storage cupboard beneath. Electric water heater.

ENERGY EFFICIENCY RATING: - Exempt as we are informed the property is a Grade II Listed building.

RENT: - £7,500 per annum 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 **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 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 not complete the transaction in a timely manner.

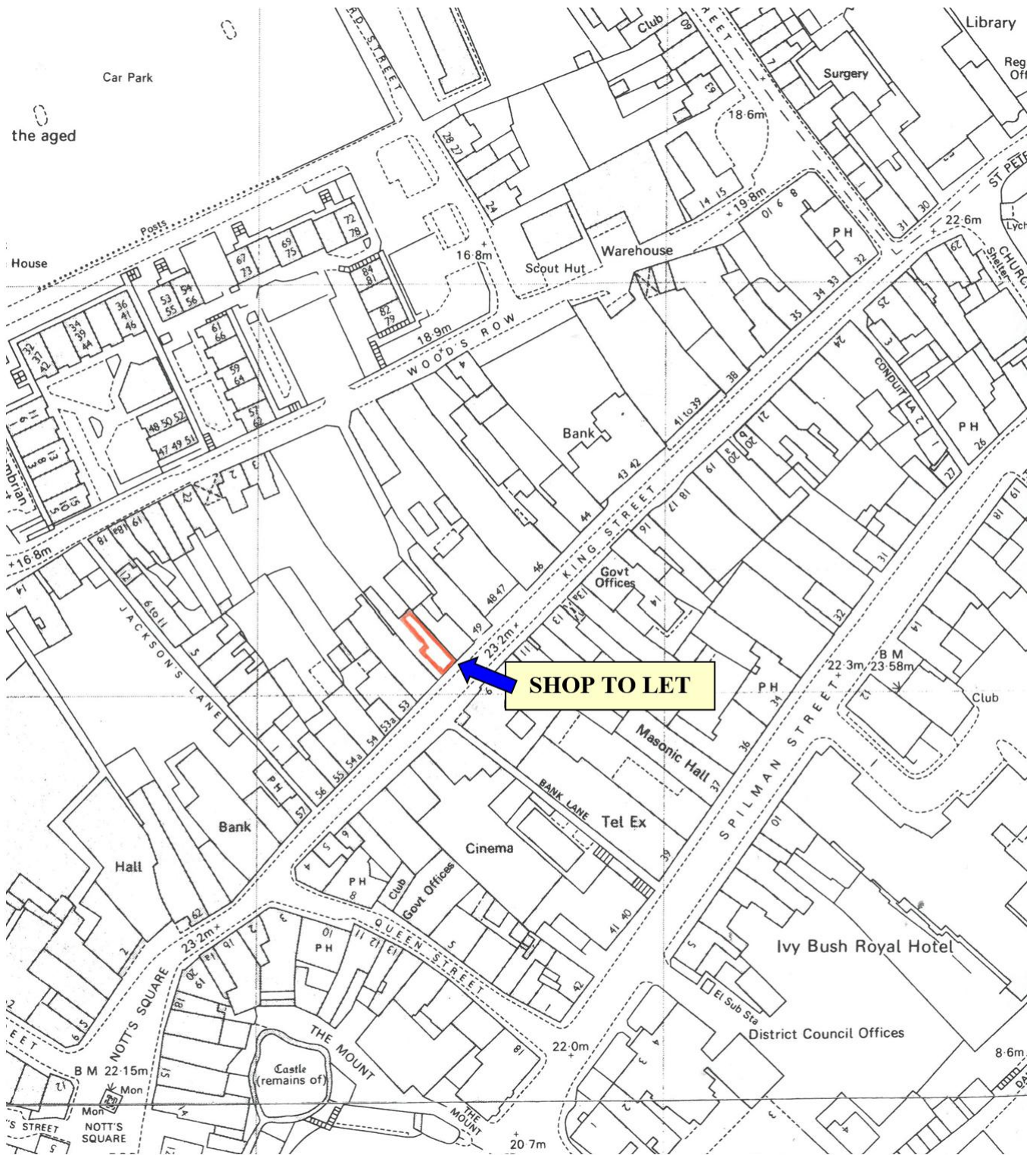
SERVICES: - Mains electricity, water and drainage.

RATEABLE VALUE: - 2026/2027 = £7,900

BUSINESS RATES PAYABLE: - 2026/27 = £2,765 **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.

DIRECTIONS: - The property is located **walking** from 'NatWest' Bank a third of the way along 'King Street' on the **left hand side opposite** the former Post Office and **just before** Weatherspoon's Public House/Restaurant and the 'Co-op' Convenience Store.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

18.02.2026 - REF: 7207