

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **£8,000 p.a. exclusive on an Internal repairing and insuring lease payable calendar monthly (£666.66p) in advance.**
- **LONG ESTABLISHED CAFE WITH PLANNING PERMISSION FOR OUTSIDE SEATING/TABLE COVERS.**
- **FLOOR AREA - 22.7 SQ. M. (244 SQ. FT.).**
- **CLOSE TO BUS STATION, 'GUILDHALL SQUARE' AND TOWN CENTRE.**
- **COMPLETELY REFURBISHED AND UPDATED.**
- **FRONTING 'MILL STREET' JUST OFF 'GREYFRIARS' SHOPPING PRECINCT.**
- **AVAILABLE LONG TERM.**

**No 5 The Albion Arcade, Mill Street,
Carmarthen SA31 3AB**

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

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PROTECTED

arla | propertymark
PROTECTED

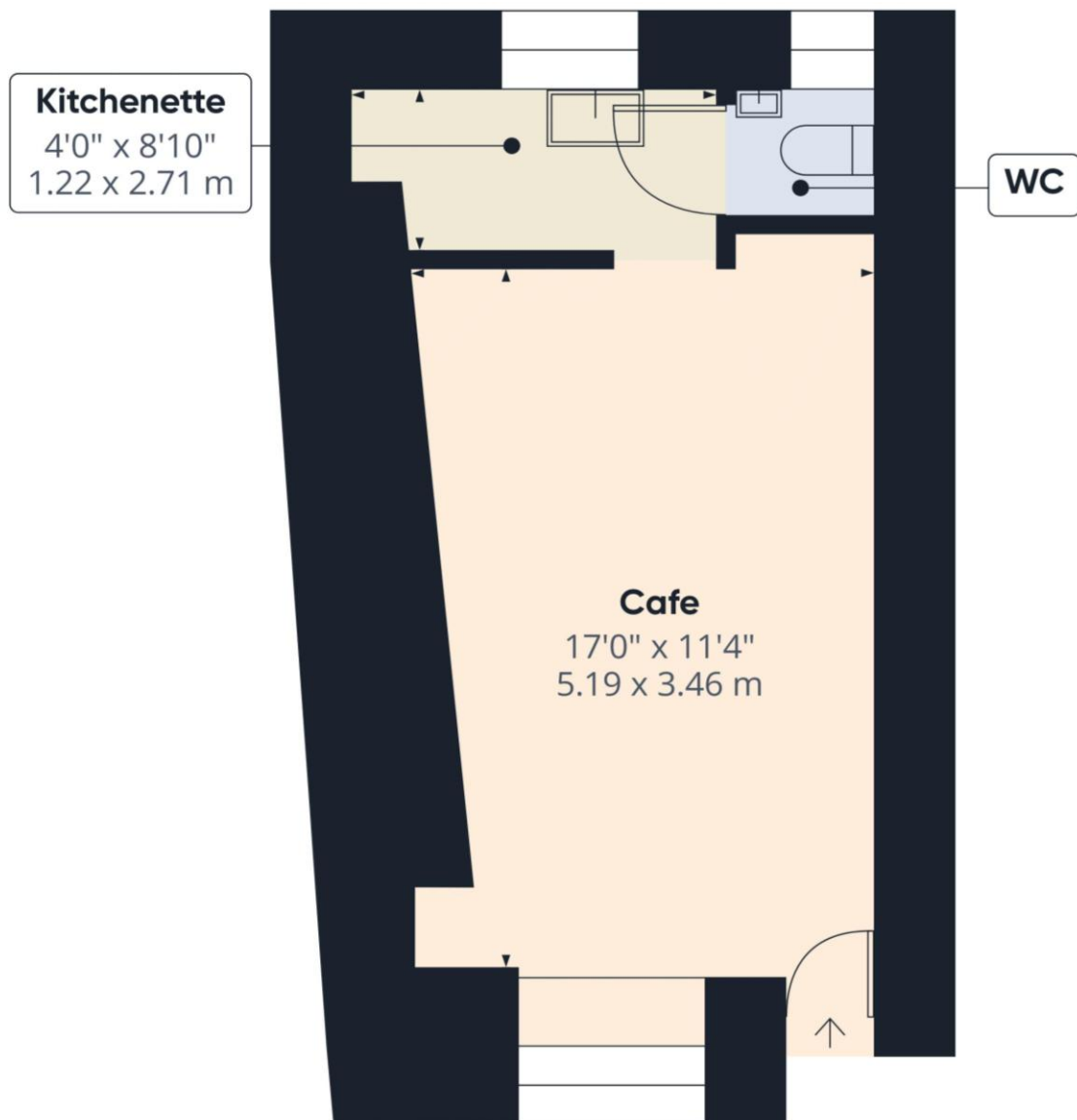
The Property
Ombudsman

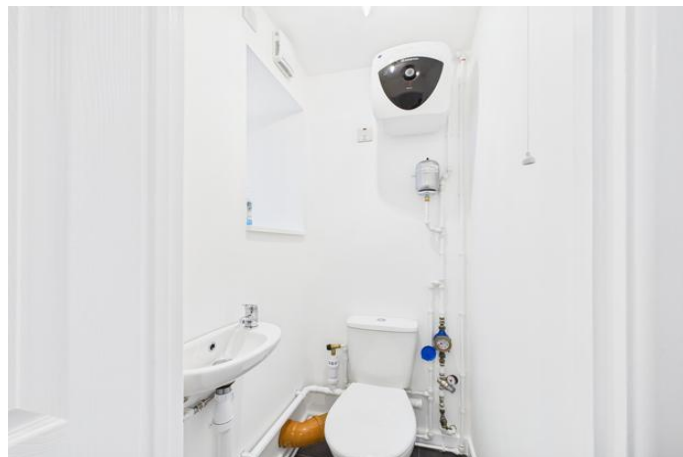
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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 very well presented completely refurbished and updated long established **CAFE PREMISES** with the benefit of **planning permission** for **outside seating/table covers** situated fronting onto 'Mill Street' (brick paved pedestrianised area) that links 'Lammas Street' and The Greyfriars Shopping Precinct with 'Blue Street' and the Bus Station just off 'Guildhall Square' at Carmarthen town centre.

ELECTRIC HEATING. SINGLE GLAZED DISPLAY WINDOWS.







GENERAL VIEWS OF THE ALBION ARCADE



CAFE 17' x 10' 8" (5.18m x 3.25m) avg. plus recess with boarded effect laminate flooring. Wall mounted programmable electric heater. Smooth skimmed ceiling with recessed downlighting. Mains smoke alarm. Single glazed bow window. Glazed/panelled entrance door. 14 Power points. Extractor fan to the kitchen/preparation area.

KITCHENETTE 8' 9" x 3' 11" (2.66m x 1.19m) into recess with boarded effect laminate flooring. Opaque glazed window. Sink unit with storage cupboard having plumbing for a dishwasher. Telephone point (not connected). 2 Power points.

SEPARATE WC with tile effect vinyl floor covering. Water meter. Opaque single glazed window. Wall mounted 'Ariston' water heater. 2 Piece suite in white comprising WC and wash hand basin.

EXTERNALLY

Retractable awning. **Planning permission for outside seating/table covers on the brick paved pedestrianised street.**

TERMS: - Flexible terms - 3, 5, or 7 years available - long term preferred - subject to rent reviews.

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

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.

RENT: - £666.66p per calendar month **payable in advance** on an internal repairing and insuring basis. **The Tenant will be responsible for the shop window and entrance door.**

ENERGY EFFICIENCY RATING: - C (72).

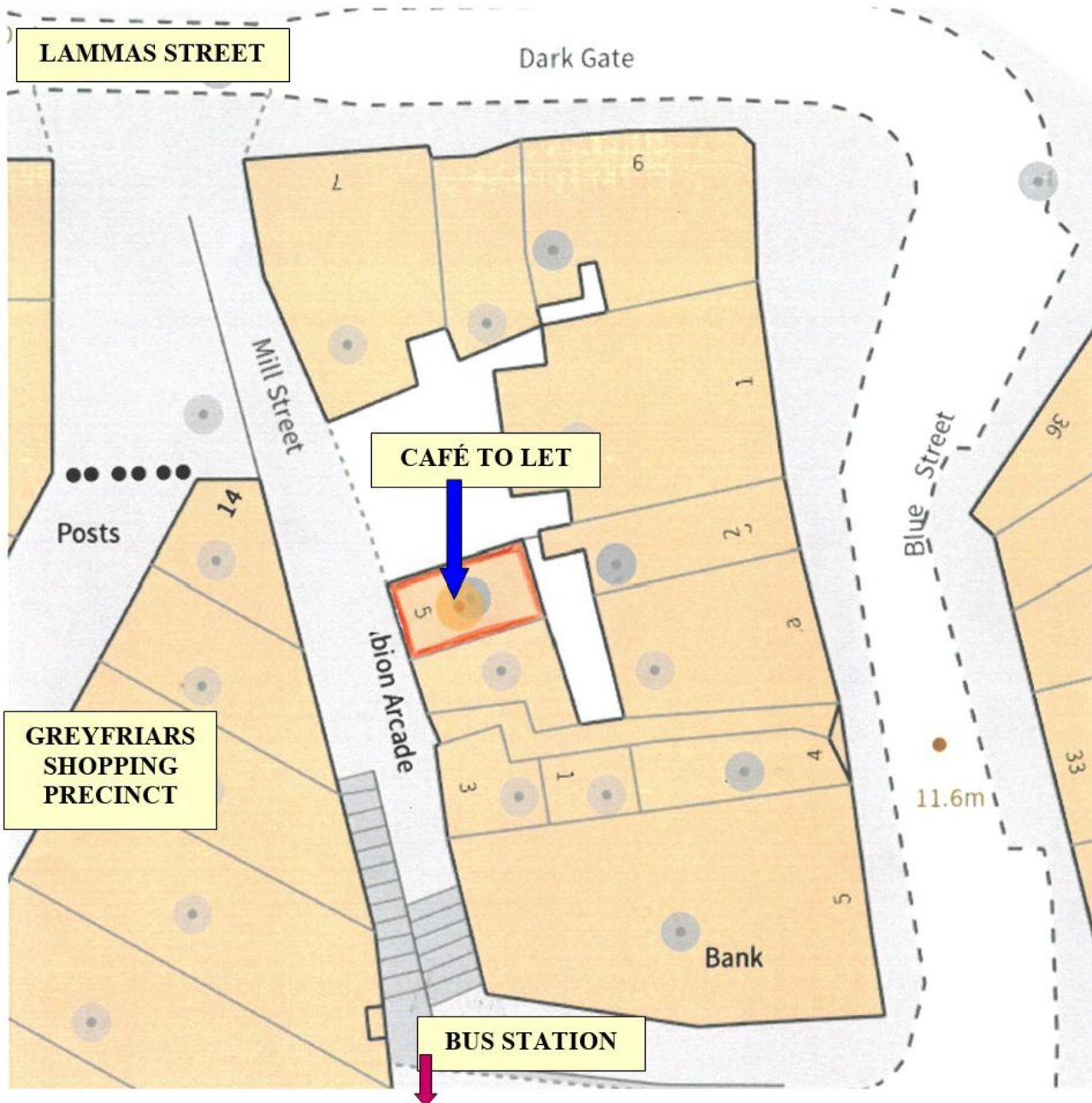
ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No: - 2011-3669-1070-0303-4221.

SERVICES: - Mains electricity, water and drainage. Telephone subject to BT Regs - Telephone point provided but not connected.

RATEABLE VALUE: - 2025/26 = £7,000

BUSINESS RATE PAYABLE: - 2025/26= £3,976.00p **BEFORE** ANY RELIEFS ARE APPLIED.

<p>DIRECTIONS: - 'The Albion Arcade' connects 'Blue Street' with 'Mill Street'/'Greyfriars' Shopping Precinct and can be approached from the 'Lammas Street/Grey Friars,' 'Blue Street' and Bus Station directions.</p>



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

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

26.01.2026 - REF: 7192