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Residential, Rural  
& Commercial  
Properties

GERALD R.  
**VAUGHAN**  
• ESTATE AGENTS •

Valuers  
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Est. 1998

[www.geraldvaughan.co.uk](http://www.geraldvaughan.co.uk)



- **£5,400 p.a. exclusive on an Internal Repairing and Insuring Lease payable calendar monthly (£450) in advance.**
- **ESTABLISHED SECURE LOCK-UP SHOP UNIT.**
- **1 OF 5 PURPOSE BUILT UNITS.**
- **FRONTING 'MILL STREET' JUST OFF 'GREYFRIARS' SHOPPING PRECINCT.**
- **COMPLETELY REFURBISHED AND UPDATED.**
- **FLOOR AREA = 23.97 SQ.M. (258 SQ.FT.)**
- **AVAILABLE LONG TERM.**

**No 4 The Albion Arcade,  
Mill Street, Carmarthen, SA31 3AB**

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Telephone: 01267-220424 • Facsimile: 01267-238779

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

naea | propertymark  
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The Property  
Ombudsman

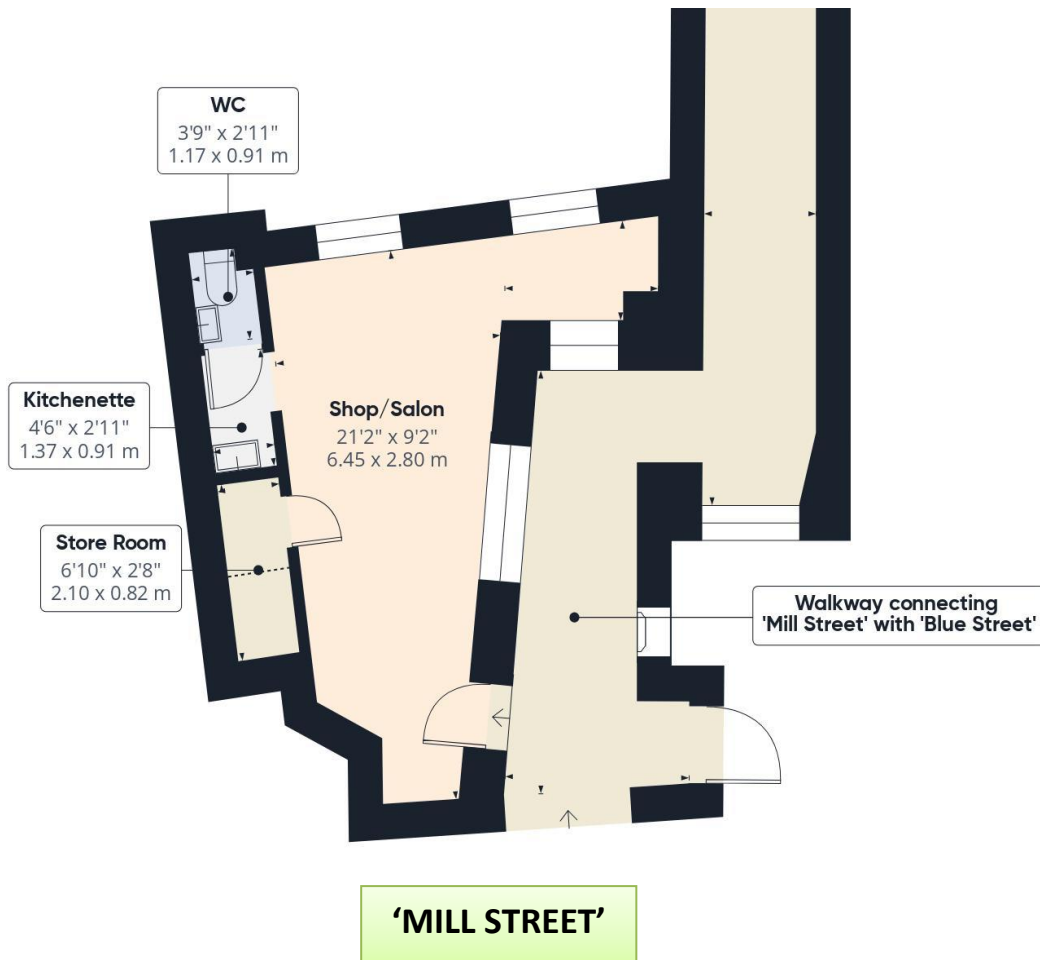
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and 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.

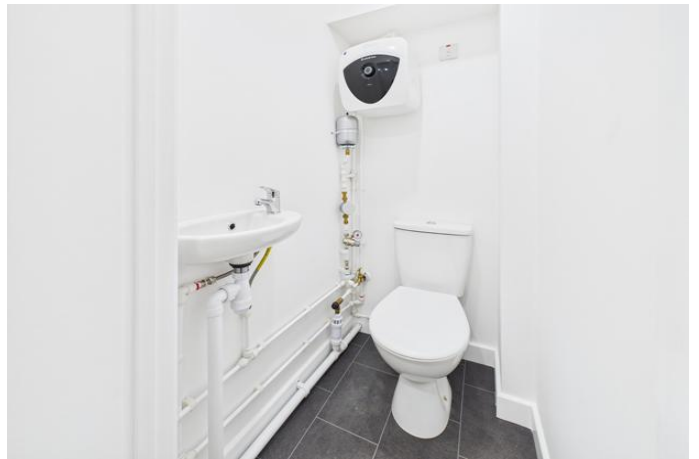
## TO LET - CARMARTHEN TOWN CENTRE

A very well presented completely refurbished and updated small secure **LOCK-UP SHOP UNIT** located fronting 'Mill Street' and approached via 'The Albion Arcade' that connects 'Blue Street' with 'Mill Street' and the 'Greyfriars' Shopping Precinct having a dual window display occupying an established trading position at Carmarthen town centre close to the Bus Station just off 'Guildhall Square'/'Lammas Street.'

**ELECTRIC HEATING. SINGLE GLAZED WINDOWS.**

**7' 11" (2.41m) CEILING HEIGHTS.**





**SHOP/RETAIL AREA/SALON 21' 2" x 16' (6.45m x 4.87m) overall 'L' shaped** with programmable electric convector heater. Boarded effect laminate flooring. Electricity consumer unit (August 2025). 8 Power points. Mains smoke alarm. 2 Opaque single glazed windows to rear. 2 Single glazed display windows onto the 'walkway' through the arcade. Single glazed entrance door.

**WALK-IN UNDERSTAIRS STORE ROOM OFF** with tile effect vinyl floor covering. Electric light.

**KITCHENETTE** with 2 power points. Boarded effect laminate flooring to match the shop. Fitted base unit with wash hand bowl. Door to

**SEPARATE WC** with tile effect vinyl floor covering. Extractor fan. 2 Piece suite in white comprising WC and wash hand basin. 'Ariston' electric water heater.

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**ENERGY EFFICIENCY RATING:** - D (86).

**ENERGY PERFORMANCE CERTIFICATE:** - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN No** – 0292-2200-8307-5494-2400.

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

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

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

**SECURITY DEPOSIT:** - A security deposit of £1,000 is required that will be held pending termination of any lease.

**RENT:** - £450 per calendar month, payable in **advance** on an **internal repairing and insuring basis**. **The tenants will be responsible for the shop window and entrance door.**

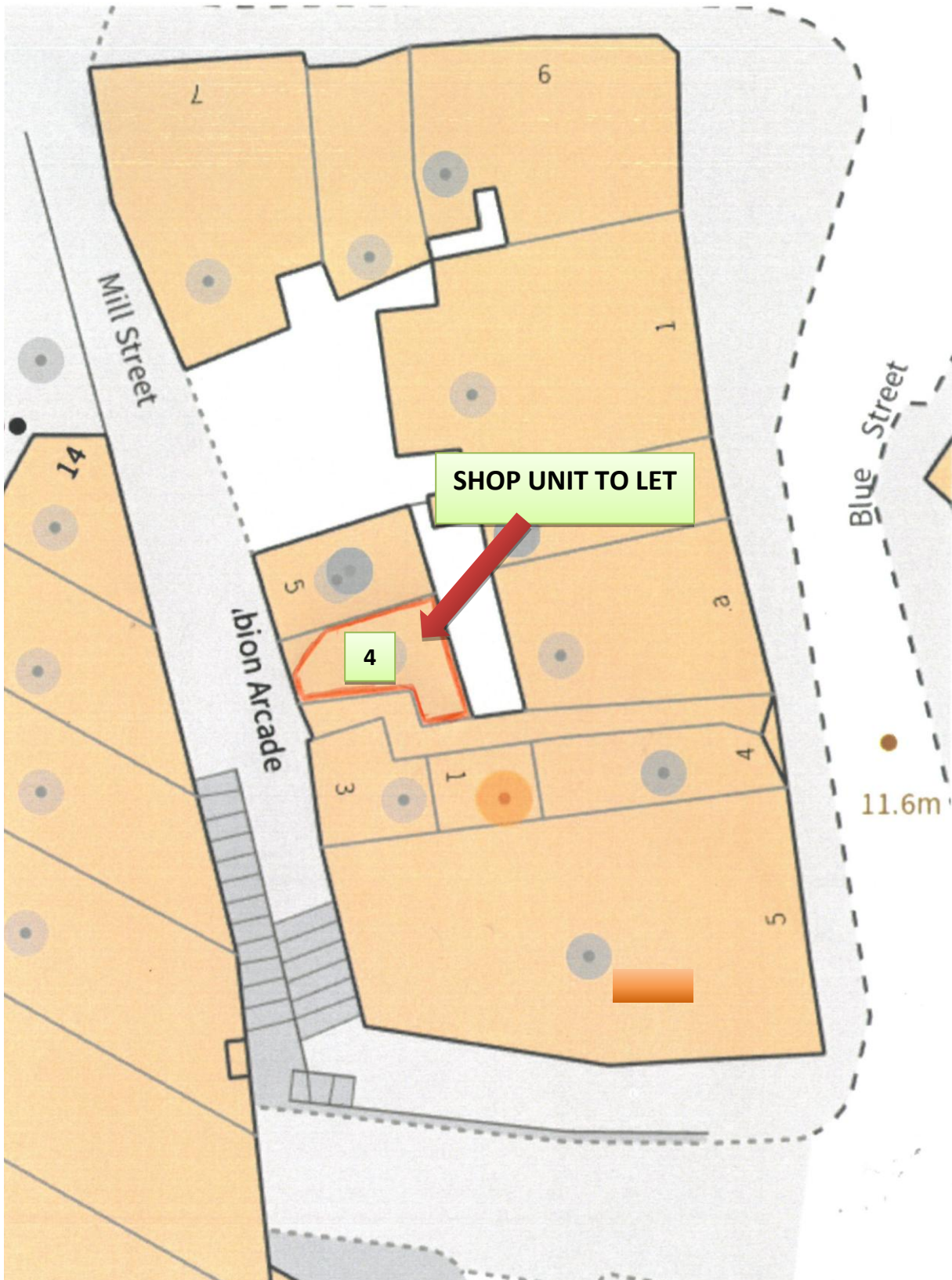
**SERVICE CHARGE:** - There is a service charge in respect of a contribution by the tenant towards buildings insurance and the maintenance/cleaning of the communal hall/walkway that runs through 'Albion Arcade'.

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

**RATEABLE VALUE:** - 2025/26 = £5,600.00p.

**BUSINESS RATE PAYABLE:** - 2025/26= £3,180.80p. **Once occupied the property will have a nil business rate for the financial year 2025/26. Oral enquiry only.**

<p><b>DIRECTIONS:</b> - '<b>The Albion Arcade</b>' connects 'Blue Street' with 'Mill Street'/Greyfriars Shopping Precinct and can be approached from <b>either direction</b>.</p>
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**THIS PLAN IS 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

19.09.2025 - REF: 7119