

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **£7,250 p.a.** exclusive on Internal Repairing and Insuring terms payable in advance.
- **FRONTING BUSY THOROUGHFARE** CONNECTING 'LAMMAS STREET' WITH THE 'NEW MARKET HALL' AND 'ST. CATHERINE'S WALK' SHOPPING PRECINCT.
- **TWO STOREY LOCK-UP SHOP PREMISES.**
- **9' (2.74m) WIDE DISPLAY WINDOW.**
- **FLOOR AREA APPROX. 204 SQ.FT.(62 SQ.M.).**

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Carmarthen, SA31 1PX**

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

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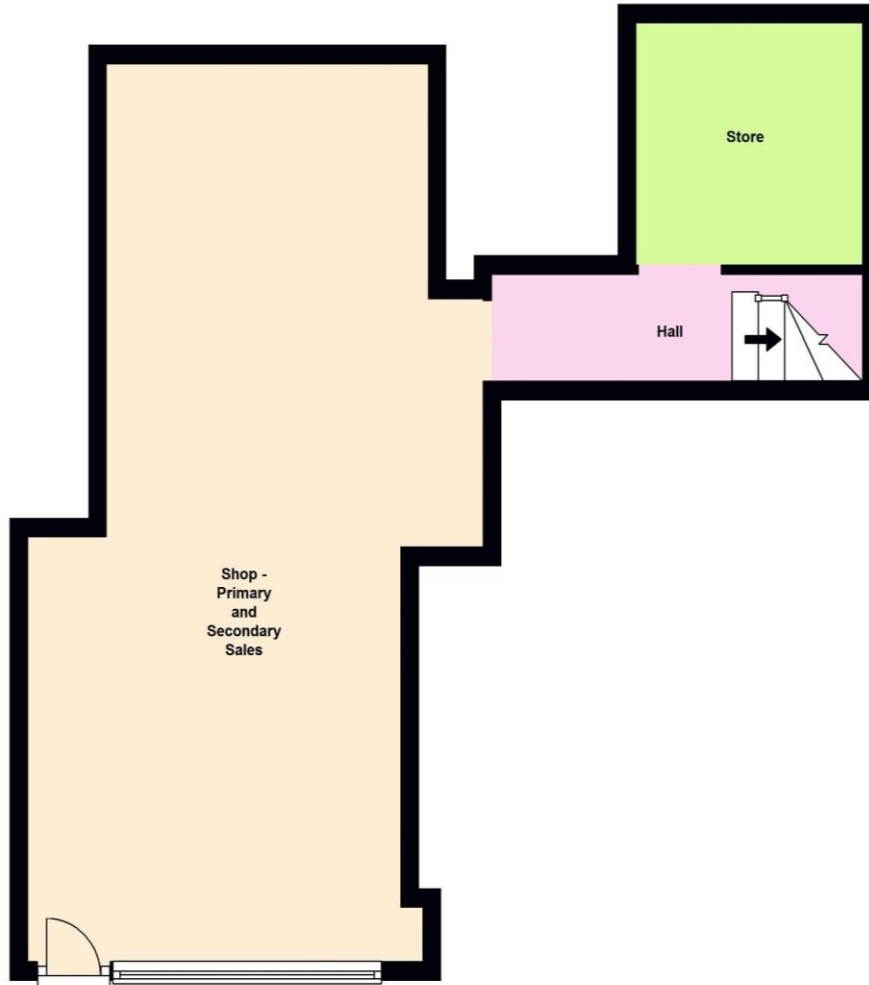
The Property
Ombudsman

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 TWO STOREY LOCK-UP SHOP PREMISES situate fronting onto a ***busy thoroughfare*** connecting just off 'Lammas Street' with the 'New Market Hall' and 'St. Catherine's Walk' shopping precinct at the centre of the County and Market of Carmarthen.

Overall FLOOR AREA of approximately 204 sq. ft (62 Sq.M).



Lock up Shop

Approx. 48.6 sq. metres (522.9 sq. feet)



SHOP 31' 2" x 12' 7" (9.49m x 3.83m) overall with primary and secondary sales areas. 9' (2.74m) wide display window. 2 Mains smoke detector. Emergency lighting.

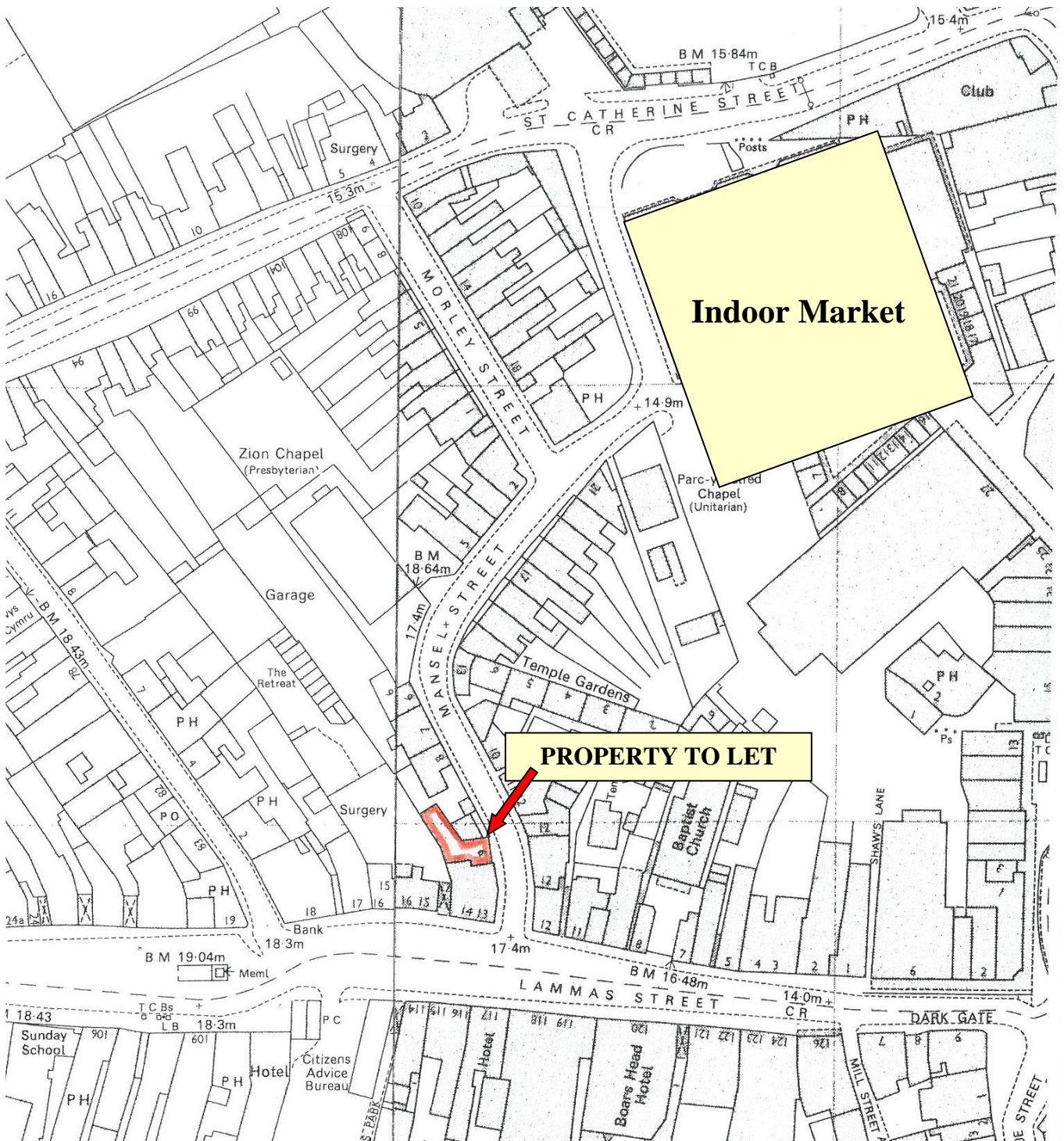
INNER HALL

STORE ROOM 8' 3" x 8' 3" (2.51m x 2.51m)

FIRST FLOOR

STOCK ROOM 8' 6" x 6' (2.59m x 1.83m) average.

SEPARATE WC with 2 piece suite in white comprising wash hand basin and WC. Double glazed velux window.



DIRECTIONS: - The premises is located on **FOOT** by turning off '**Lamma Street**' **opposite** the 'Rose and Crown' Public House and the property will be found at the **beginning** of 'Mansel Street' behind the 'Swansea Building Society' and **opposite** the rear entrance to 'Walter Lloyd Chemist' and 'Jones and Murphy Opticians'.

ENERGY EFFICIENCY RATING: - D (82).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No – 0010-5989-0431-9560-8020.

RENT:- £8,000 per annum exclusive payable **quarterly in advance** on an **internal repairing and insuring lease** to **include** water charges.

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 and drainage. Telephone subject to BT Regs.

RATEABLE VALUE:- 2019/20 = £7,100.

BUSINESS RATE PAYABLE: 2019/20 = £3,734.60p. **The property for the financial year 2019/2020 we are informed qualifies for 'High Street relief' and Small Business rate relief.**

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. *Details amended 06.03.20.*

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

09.08.2019 - REF: 5748