

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **£12,500 p.a. exclusive on an internal repairing and insuring lease payable quarterly in advance.**
- **DETACHED TWO STOREY ESTABLISHED BUSINESS PREMISES.**
- **PROMINENT TRADING POSITION FRONTING BUSY THOROUGHFARE.**
- **OPPOSITE BUS STATION AND 'GREYFRIARS'/'MERLIN'S WALK' SHOPPING PRECINCT JUST OFF 'GUILDHALL SQUARE.'**
- **PRIMARY AND SECONDARY SALES AREAS.**
- **12' 3" (3.73M) WIDE DISPLAY WINDOW.**
- **LARGE FIRST FLOOR SALES AREA.**
- **FLEXIBLE TERMS.**

**No 29 Blue Street
Carmarthen SA31 3LE**

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

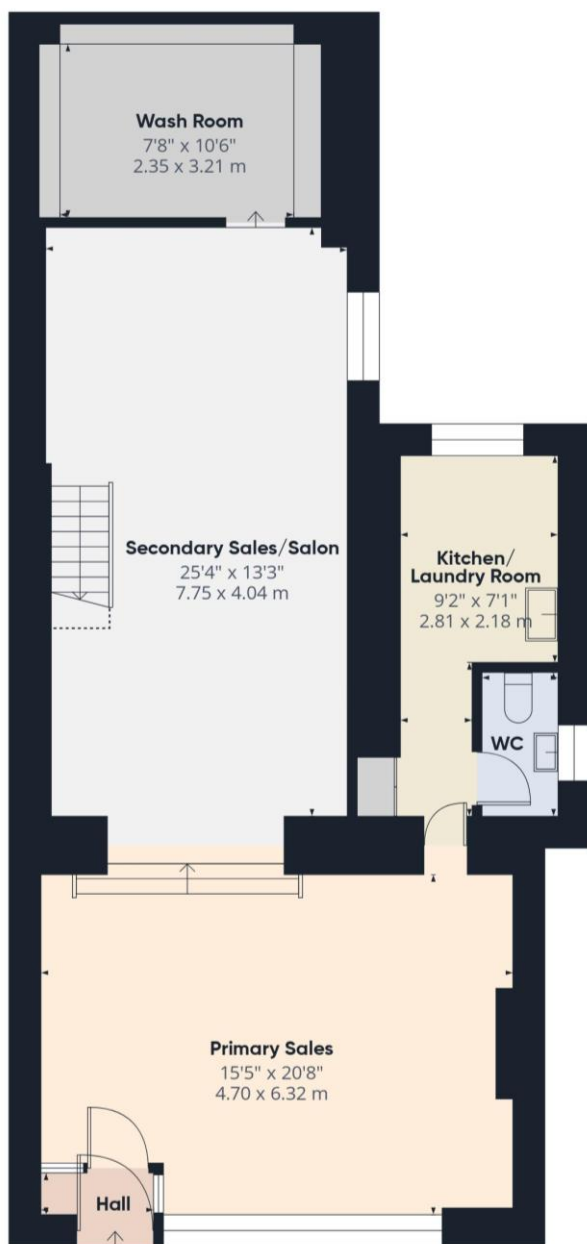
Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and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

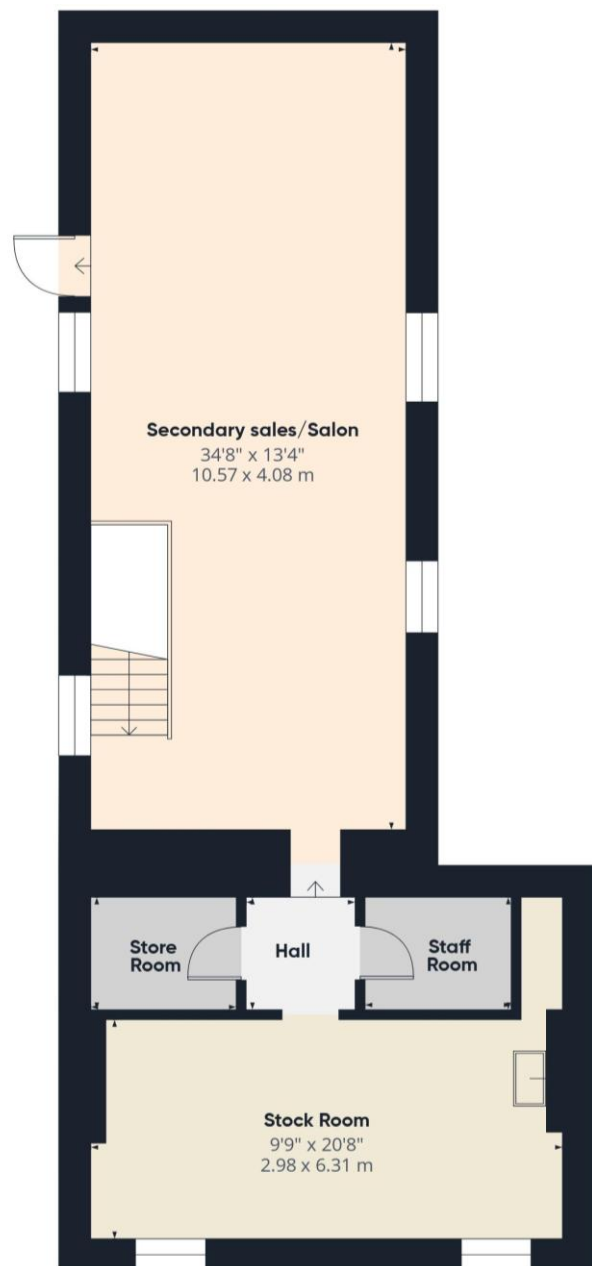
A prominent long established **DETACHED TWO STOREY SHOP PREMISES** that has been run as a **Ladies Hairdressers/Salon** and previously as a successful **Ladies Boutique** situated fronting onto one of the main busy thoroughfares occupying a **prominent trading position** having a **12' 3" (3.73m) wide display window** enjoying frontage to 'Blue Street' **opposite** one of the entrances to the Bus Station just off 'Guildhall Square' and 'Greyfriars'/'Merlin's Walk'/'Red Street' Shopping Precincts at the centre of the County and Market town of Carmarthen.

ELECTRIC HEATING. PARTIAL PVCu DOUBLE GLAZING.

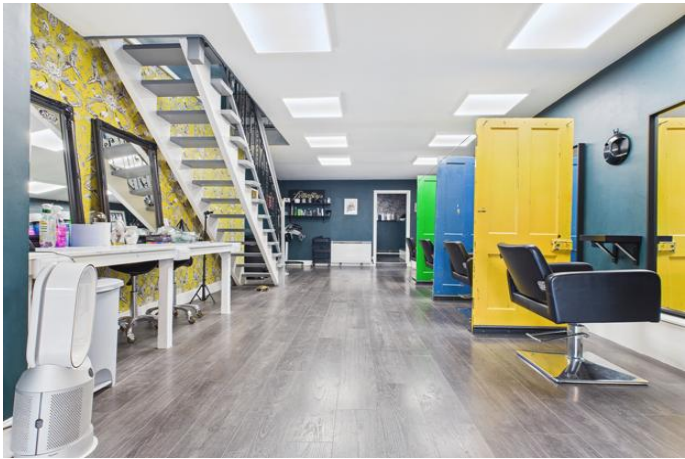
MAINS GAS AVAILABLE. AMPLE POWER POINTS THROUGHOUT.



Ground Floor



Floor 1





ENTRANCE VESTIBULE with part glazed entrance door. Matwell. Part glazed door to

SHOP 20' 11" x 15' 1" (6.37m x 4.59m) with boarded effect laminate flooring. Counter servery. Wall mounted electric Dimplex heater. 12' 3" (3.73m) Wide display window. 8' 3" (2.51m) Ceiling height. Telephone point. 6 Power points. 6 USB charger ports. **8' (2.44m) Wide opening to the secondary sales/salon.**

KITCHEN 16' 1" x 7' 2" (4.90m x 2.18m) overall 'L' shaped with PVCu double glazed window. Wall mounted electric heater. Part tiled walls. Tile effect vinyl floor covering. Plumbing for washing machine. 6 Power points plus fused point. Hot water cylinder. Artexed and coved ceiling. range of fitted base and eye level kitchen units incorporating a sink unit. Part tiled walls. Built-in store cupboard off with double doors.

SEPARATE WC with tile effect vinyl floor covering. PVCu opaque double glazed window. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback. Electric heater.

SECONDARY SALES/SALON 25' 8" x 13' 4" (7.82m x 4.06m) with boarded effect laminate flooring. Fitted worksurface with 6 power points. Staircase to first floor. 14 Power points with USB charger ports. 8' 1" (2.46m) Ceiling height.

WASHROOM 10' 1" x 7' 6" (3.07m x 2.28m) with boarded effect vinyl floor covering. Plumbing for 2 back washes. Extractor fan.

FIRST FLOOR

SALON/SECONDARY SALES 34' 9" x 13' 5" (10.58m x 4.09m) with boarded effect laminate flooring. 4 PVCu double glazed windows. Fire escape to side alleyway. 12 Power points. Telephone point. 10 USB charger ports. Access to loft space. Plumbing for backwash basin.

INNER LANDING with boarded effect laminate flooring.

STAFF ROOM 6' 6" x 5' 3" (1.98m x 1.60m) with boarded effect laminate flooring. 2 Power points. Electric heater.

STORE ROOM 6' 9" x 5' 2" (2.06m x 1.57m) with boarded effect laminate flooring. Access to loft space.

STOCK ROOM 20' 11" x 9' 6" (6.37m x 2.89m) with boarded effect laminate flooring. Sink unit. 2 PVCu double glazed windows to fore. 'Ariston' electric water heater to recess.

EXTERNALLY

Secure gated paved pathway leading to a partially paved courtyard.

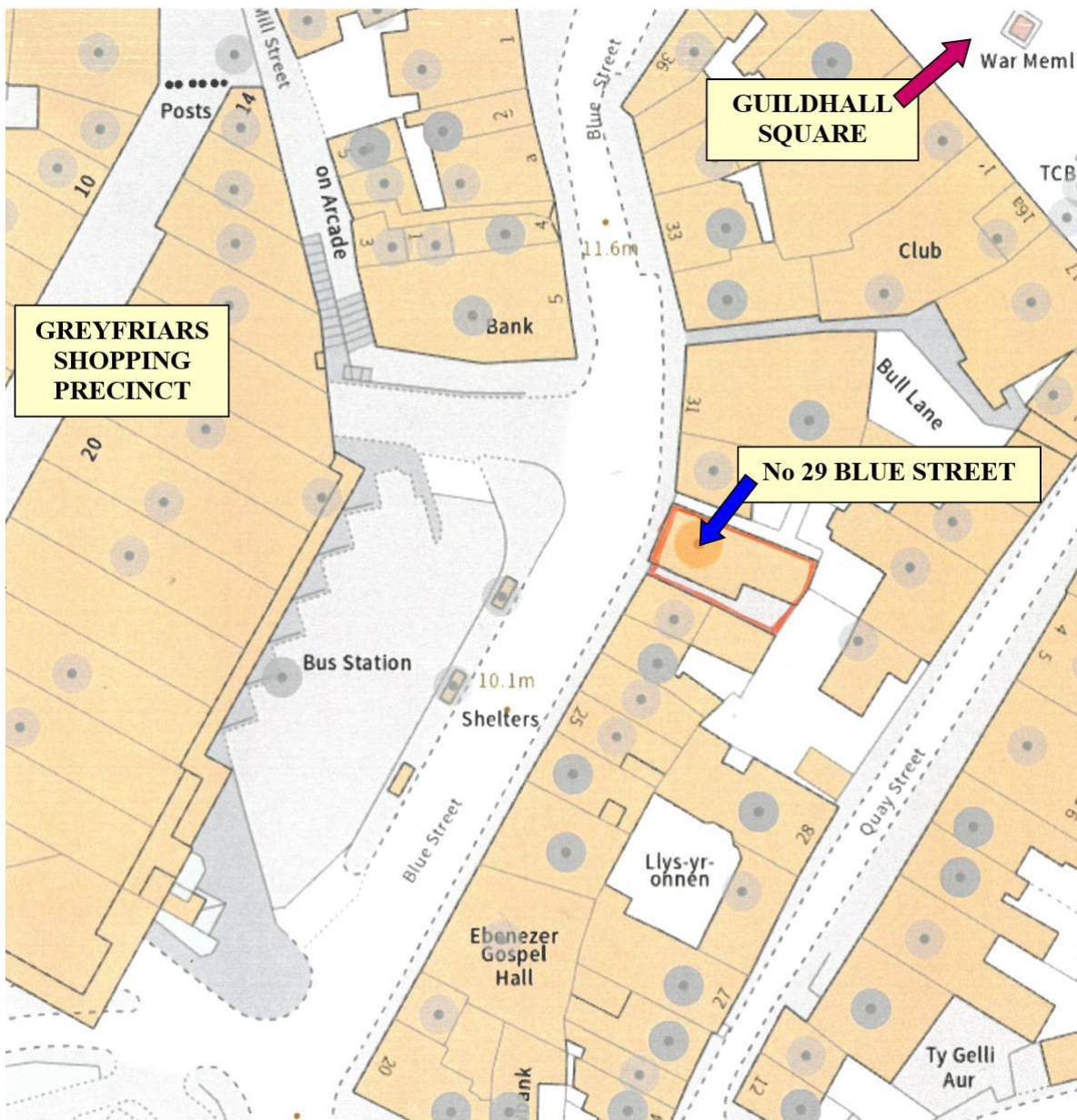
RENT: - £12,500 per annum exclusive payable quarterly in advance on an internal repairing and insuring lease.

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 would be forfeited should the prospective tenant decide against proceeding with the transaction having agreed to do so or does not complete the transaction in a timely manner.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

DIRECTIONS: - The premises is located two thirds of the way up 'Blue Street' on the **right hand side** **opposite** the second entrance to the Bus Station just **before** the pedestrian crossing.

ENERGY EFFICIENCY RATING: -

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

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

RATEABLE VALUE: - 2025/2026 = £12,750

BUSINESS RATE PAYABLE: - 2025/26 = £7,242.00p - **BEFORE** any reliefs are applied

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

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

05.10.2025 - REF: 7127