



Unit 2 at 4-6 Queen Street, Carmarthen, SA31 1JR

£7,500 Per annum

This commercial retail unit presents an excellent opportunity for entrepreneurs and business owners alike. Situated within walking distance of the town centre, the property benefits from a prime location that ensures high foot traffic and visibility, making it an ideal spot for a variety of retail ventures. Currently operating as a hairdressing salon, the spacious accommodation offers a versatile layout that can be adapted to suit numerous business needs. Whether you envision a trendy boutique, a vibrant café, or a professional service, the possibilities are endless in this well-appointed space (subject to the necessary planning-current use class is A1).

The unit boasts secure access, providing peace of mind for both owners and customers. Additionally, the inclusion of kitchen and toilet facilities enhances the functionality of the property, making it ready for immediate use or easy modification to fit your specific requirements.

This retail unit on Queen Street is not just a property; it is a gateway to establishing a successful business in a thriving community. With its strategic location and adaptable space, it is a rare find that promises to meet the demands of modern retail. Do not miss the chance to make this prime commercial space your own.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RETAIL AREA 30'1" x 10'9" overall (9.18m x 3.28m overall)



Approached via an entrance lobby, Door leading into the retail area with display window to Queen Street, electric heaters.



REAR HALLWAY

With doors off to cloakroom and kitchen

KITCHEN 11'5" x 6'9" (3.50m x 2.08)



Kitchen is fitted with a range of wall and base units incorporating a stainless steel sink unit.

CLOAKROOM



With wash hand basin and WC

TERMS

£7500 Per annum (£625 PCM)

Flexible Terms 3, 5 or 7 years available subject to reviews

Utility Bills, all statutory requirements including fire risk assessment and 10% of insurance premium for the building will be tenants responsibility

One quarter rent to be paid as deposit

PLEASE NOTE

There is a possibility of purchasing the salon equipment from the current tenant by separate negotiation. Further details from the agent

RATES

Current rateable value is £3250.00 We believe the offices qualify for small business relief but would recommend interested parties make their own enquiries.

EPC

EPC Rating is E

Copy of the EPC available with the agents or on the EPC Register Cert Number 8844-5318-6765-7083-7476

NB

These details are a general guideline for intending tenants and do not constitute an offer of contracts. BJ.Properties have visited the property, but have not surveyed or tested any appliances, services, drainage etc. The landlords have checked and approved the details, however, tenants must rely on their own inspections and their solicitors enquires to determine the overall condition, size and acreage of the property, and also any planning, rights of way, easements or other matters relating to the property.

VIEWING

Strictly by appointment with the agents.

CONTACT NUMBERS

BJ.Properties 104 Lammas Street Carmarthen
SA31 3AP

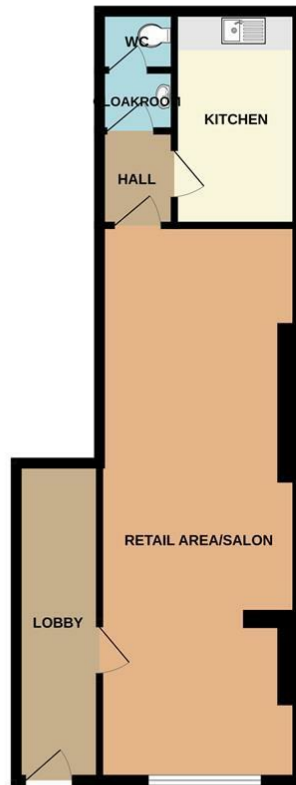
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Floor Plan

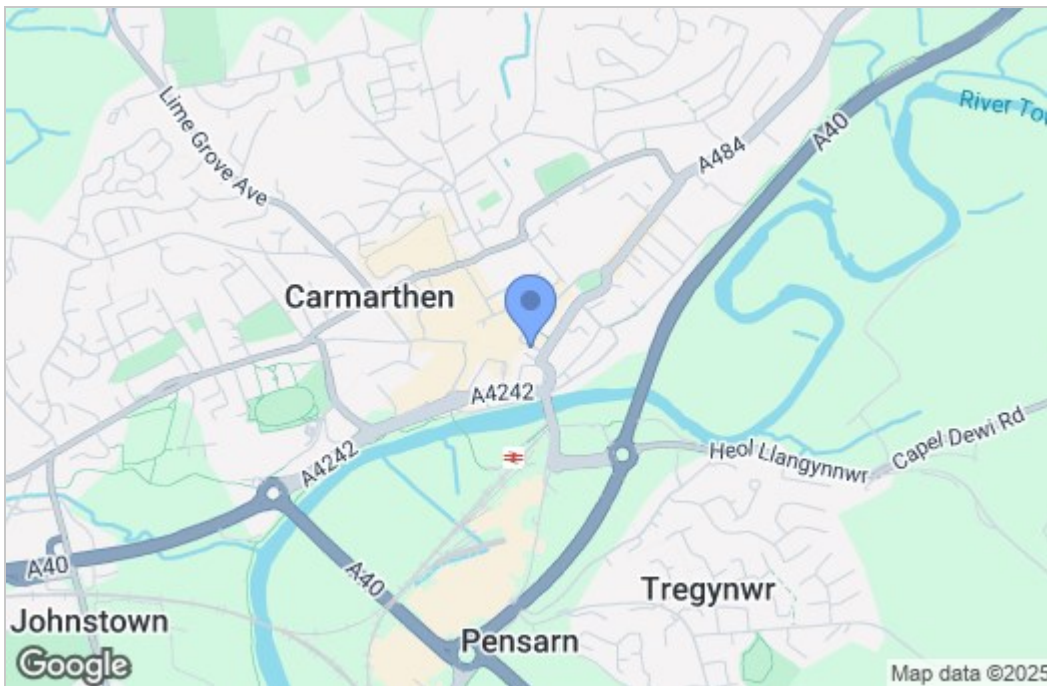
GROUND FLOOR
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 514 sq.ft. (47.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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