



Unit 3 at 4- 6 Queen Street, Carmarthen, SA31 1JR

£7,500 Per annum

Nestled in the heart of Carmarthen, this commercial retail premises presents an excellent opportunity for those seeking a prime location to establish or expand their business. The property is conveniently situated just a stone's throw from the town centre, ensuring high foot traffic and visibility, which are essential for any retail venture.

The premises boast modern facilities, designed to meet the needs of a diverse range of businesses. Whether you envision a chic boutique, a trendy café, or a professional office space, this property is adaptable and suitable for a variety of uses (subject to the necessary planning consent- current use class is A1). The contemporary design and layout provide a welcoming atmosphere for both customers and staff alike.

With its strategic location and modern amenities, this retail space is not just a property; it is a gateway to success in the vibrant market town of Carmarthen. Do not miss the chance to secure this versatile space that promises to enhance your business prospects in this thriving community.

ACCOMMODATION

The accommodation of approximate dimensions is arranged as follows:

RETAIL AREA 29'11" x 12'3" (9.12m x 3.74m)

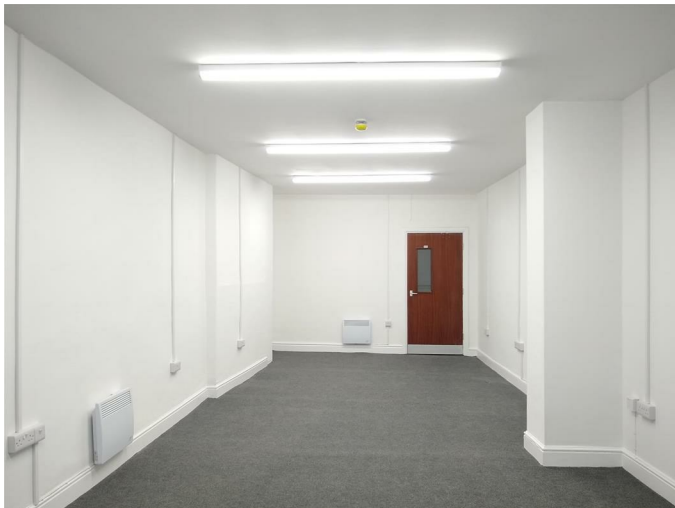
34 sq meter of retail space with good display window fronting on to Queen Street. a busy street with excellent footfall connecting the local authority offices with the town centre.

Door at the rear leading in the kitchen/storage area

Electric heaters



****PLEASE NOTE INTERNAL PHOTOS WERE TAKEN WHEN PROPERTY WAS VACANT, PRIOR TO CURRENT TENANT****



KITCHEN/STORAGE 11'10" max x 11'2" max (3.62m max x 3.42m max)

Fitted with a range of base units with a single bowl single drainer stainless steel sink unit

Exterior door and window to rear, electric heater

Door to Cloakroom

CLOAKROOM 5'5" x 5'1" (1.67m x 1.56m)

WC and wash hand basin

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

RATES

Current rateable value is £3500.00 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 2927-3788-5122-1668-6115

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

By appointment with the agents

CONTACT NUMBERS

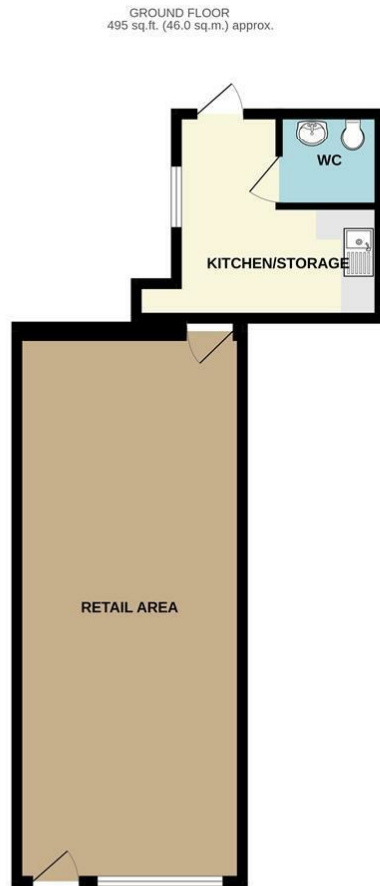
BJ.Properties 104 Lammas Street Carmarthen SA31 3AP

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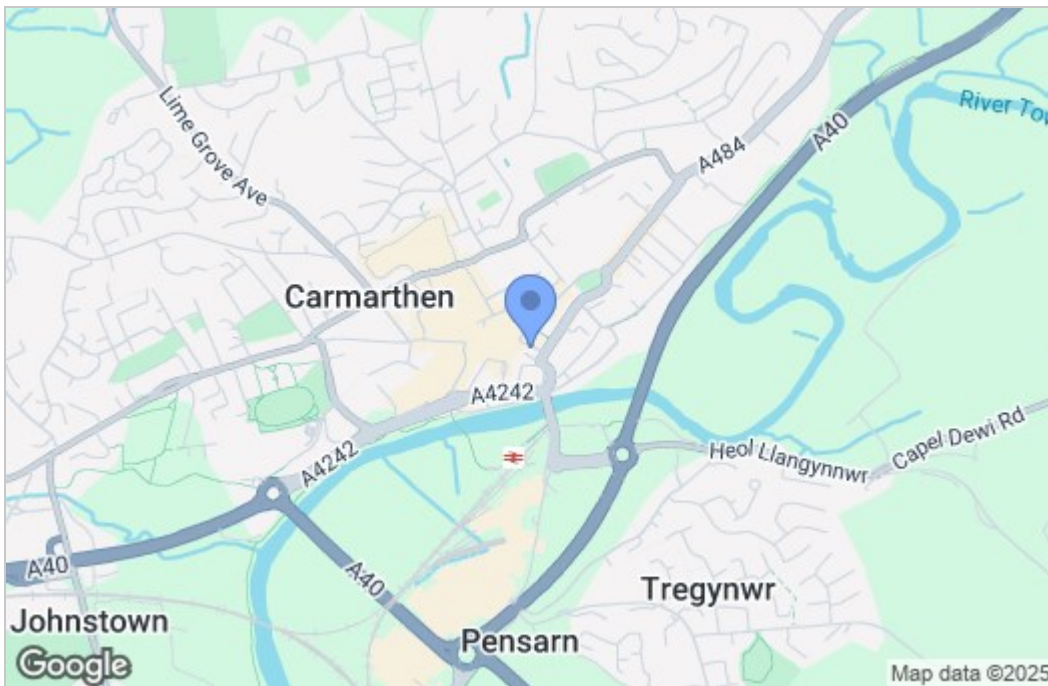
e mail sales@bj.properties

Floor Plan



TOTAL FLOOR AREA: 495 sq.ft. (46.0 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

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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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