





No 11 Hall Street, Carmarthen, SA31 1PH

Offers In The Region Of £125,000

- SPACIOUS RETAIL/SHOP PREMISES OCCUPYING HIGHLY VISIBLE POSITION.
- APPROXIMATE FLOOR AREA 95 SQUARE METRES.
- FIRST TIME ON THE MARKET SINCE 1998.
- AMPLE POWER POINTS THROUGHOUT.
- FRONTING BUSY PEDESTRIAN THOROUGHFARE ENJOYING PROMINENT TRADING POSITION.
- CONSULTING ROOMS AT FIRST FLOOR LEVEL SERVED BY A REAR ACCESS SUITABLE FOR A NUMBER OF USAGES-STP.
- CARMARTHEN TOWN CENTRE.
- 19' (5.79m) WIDE DISPLAY WINDOW.
- AIR CONDITIONING SYSTEM.
- NO FORWARD CHAIN.

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Situated occupying a long established prominent trading position fronting onto a busy pedestrian thoroughfare that connects 'Nott Square' with 'Guildhall Square' and comprising a 2 STOREY RETAIL/SHOP PREMISES with at first floor level 3/4 OFFICES, a Stock Room, Store Cupboard and Cloakroom/WC served by a separate rear access at the centre of the County and Market town of Carmarthen.

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Council Tax Band: Exempt





SHOP
26'6" x 19'10" overall
'L' shaped with a prominent display window having an offset entrance door. 2 Air conditioning units. Feature engineered oak boarded floor. Slat wall boarding. Mains smoke detector. 4 Changing cubicles suitable for wheelchair access. 10' 2" (3.10m) Ceiling height. Spotlighting track. Door to the rear hall that gives access to 'St. Mary Street' and the first floor accommodation.

REAR HALL
with door to the inner hall and door to 'St. Mary Street'.

INNER HALL
with staircase to

FIRST FLOOR
9' 6" (2.89m) Ceiling heights

LANDING
with mains smoke detector.

STOCK/STAFF ROOM
7'2" x 5'7"
with fitted shelf. Fitted desk unit. PVCu double glazed window.

FITTED FLOOR TO CEILING STOCK CUPBOARD
4'8" x 9'11"
off the landing with double doors.

INNER HALL.
with telephone point. 2 Power points. Opening to

GENERAL OFFICE
8'4" x 8'3" overall
with telephone point. 4 Power points.

OFFICE NO 1
14'11" x 5'9"
with PVCu double glazed window to fore. 6 Power points.

OFFICE NO 2
14'1" x 6'9"
with PVCu double glazed window to fore. 8 Power points. Telephone point.

REAR OFFICE NO 3
10'0" x 9'2"
with PVCu double glazed window. 6 Power points.

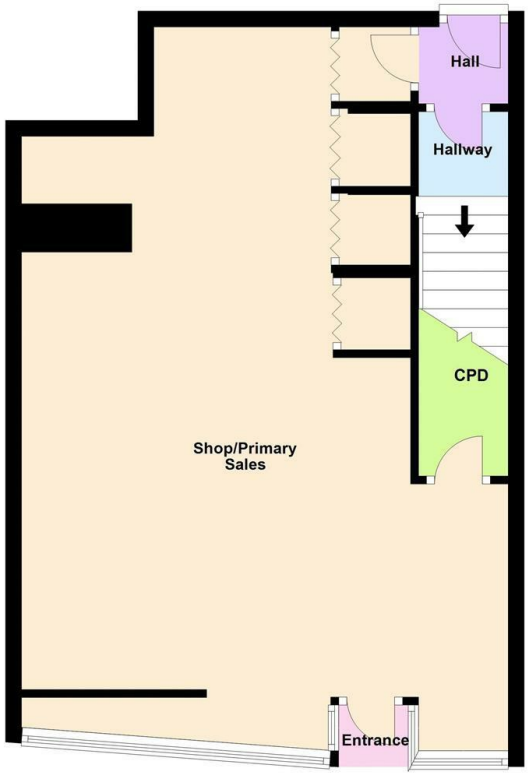
CLOAKS/WASH ROOM
with opaque PVCu double glazed window. Wash hand basin. Door to

SEPARATE WC
with PVCu opaque double glazed window.

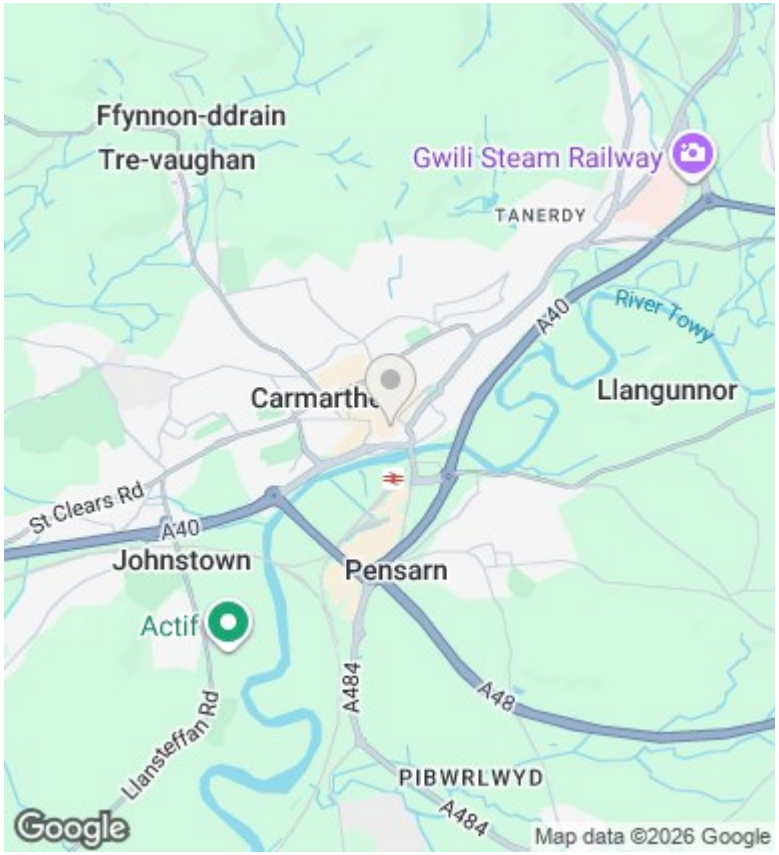
PLANNING USE: -
A1 Retail with office accommodation at first floor level

BUSINESS RATES PAYABLE: -
2026/27 =£3,762.50p - before applying any Business Rate reliefs that may apply to the property.

BUSINESS RATES PAYABLE FIRST FLOOR: -
The first floor is known for Rating purposes as 'No 6 St Mary Street' with the amount payable for the financial year 2026/27 = £1,832.30p before applying any Business Rate reliefs that may apply to the property.



Ground Floor Fashion Shop
Approx. 52.5 sq. metres (565.1 sq. feet)



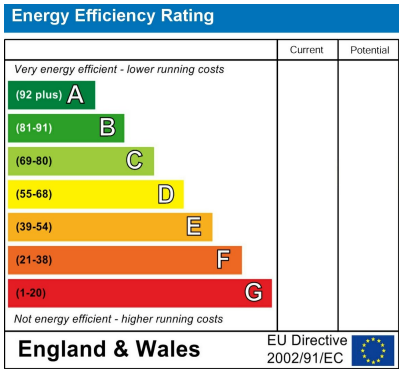
Directions

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

Exempt



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