Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
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Est. 1998

www.geraldvaughan.co.uk







Ty Myrddin Old Station Road, Carmarthen, SA31 1LP

£3,000 (From) Per Annum

- CARMARTHEN BUSINESS HUB. ALL INCLUSIVE RENTALS.
- OFFICES OF VARYING SIZES AND RENTS WITH EXCELLENT FACILITIES.
- PARKING FOR ONE INCLUDED. MEETING ROOM.
- CLOSE TO RAILWAY STATION.
- ROOMS/SUITES AVAILBE FROM £3,000 PLUS VAT.
- FELXIBLE TERMS. FULLY DDA COMPLIANT.
- OFFICE ACCOMMODATION SERVICED BY LIFT AND STAIRCASES.
- WAKING DISTANCE CARMARTHEN TOWN CENTRE.
- OFFICE SUITES AVAILABLE FROM 70 SQ. FT. TO 593 SQ.FT.
- MODERN PREMISES IN QUIET LOCATION.
- LIGHT AND AIRY ACCOMMODATION.
- PLEASANT OUTLOOK.

Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424

sales@geraldvaughan.co.uk

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Small to large OFFICE/SUITES available that form part of an attractive modern purpose built 4 STOREY OFFICE PREMISES affording an overall floor area of 2,055 square metres situated fronting 'Old Station Road' within walking distance of the Railway Station and readily available facilities and services at the centre of the County and Market town of Carmarthen. The premises is ideally located for access to the A40, A48, A484 and A485 trunk roads.

0 0 0

Council Tax Band: Exempt





ROOMS/SUITES AVAILABLE AS OF THE JUNE 2025

LOWER GROUND FLOOR

OFFICE 11A
13'1" x 11'11"
with radiator. 2 Single glazed windows. 12 Power points.
Rateable Value: 2025/26 = £1,250 Business Rate Payable: 2025/26 =£710

OFFICE 11B
19'0" x 10'10"
with radiator .Single glazed window. 1 Power point. THIS ROOM IDEALLY WILL BE LET WITH OFFICE 11A DUE TO THE FIRE ESCAPE.
Office 11B Rateable Value: 2025/26 = £1,800 Business Rate Payable: 2025/26 £1,022.40p

OFFICE 6
19'0" x 13'3"
with 3 single glazed windows. 22 power points. Radiator.
Office 6 Rateable Value: 2025/26 = £1,875 Business Rate Payable: 2025/26 = £1,065

OFFICE 6A
13'3" x 11'6"
with radiator. 14 Power points. Single glazed window. OFFICES 6 AND 6A CAN BE LET TOGETHER IF SO DESIRED.
Office 6A Rateable Value: 2025/26 = £1,100 Business Rate Payable: 2025/26 = £624.80p

FIRST FLOOR

SUITE 20
13'4" x 9'5"
with 8 power points. 2 Single glazed windows to fore.
Suite 20 Rateable Value: 2025/26 = £1,250 Business Rate Payable: 2025/26 = £710

SUITE 21
13'3" x 10'10"
with 4 power points. Radiator. Single glazed window to fore.
Suite 21 Rateable Value: 2025/26 = £1,675 Business Rate Payable: 2025/26 = £951.40p

SUITE 22
24'11" x 13'2"
with 3 entrance doors allowing sub-division if so desired. 2 Radiators. 12 Power points. 3 Single glazed windows to fore.
Suite 22 Rateable Value: 2025/26 = £3,250 Business Rate Payable: 2025/26 = £1,846

SUITE 26
30'4" x 19'3"
overall slightly 'L' shaped with 2 radiators. 4 Single glazed windows to rear. 14 Power points.
Suite 26 Rateable Value: 2025/26 = £5,200 Business Rate Payable: 2025/26 = £2,953.60p

SECOND FLOOR

SUITE 15
with 4 single glazed windows to fore. 6 Single glazed windows to rear. Triple aspect. 2 Single glazed windows to side. 36 Power points. This Suite will take 6 weeks to refurbish once a tenant is found and can be sub-divided if so desired.

OFFICE
13'11" x 7'9"
with 10 power points. Double aspect. 3 Single glazed windows.

SERVICE CHARGE/INSURANCE: -
the Tenant is to contribute to the maintenance of the internal common areas, the external maintenance of the property and the maintenance of the external common areas via a service charge payment that is included in the rent.
The Landlords will insure the whole building and recover the premium cost from individual tenants.

TERMS: -
Flexible terms available on short or long term leases.

RENT: -
from £3,000 plus VAT. Individual rents available on request.

VAT: -
VAT is payable on all payments.

BUSINESS RATES AND RATEABLE VALUE: -

OFFICE 6
Rateable Value: 2025/26 = £1,875
Business Rate Payable: 2025/26 = £1,065

OFFICE 6A
Rateable Value: 2025/26 = £1,100
Business Rate Payable: 2025/26 = £624.80p

OFFICE 11A
Rateable Value: 2025/26 = £1,250
Business Rate Payable: 2025/26 =£710

OFFICE 11B
Rateable Value: 2025/26 = £1,800
Business Rate Payable: 2025/26 £1,022.40p

SUITE 15.
This suite has been taken off the Rating List until it refurbished

SUITE 20
Rateable Value: 2025/26 = £1,250
Business Rate Payable: 2025/26 = £710

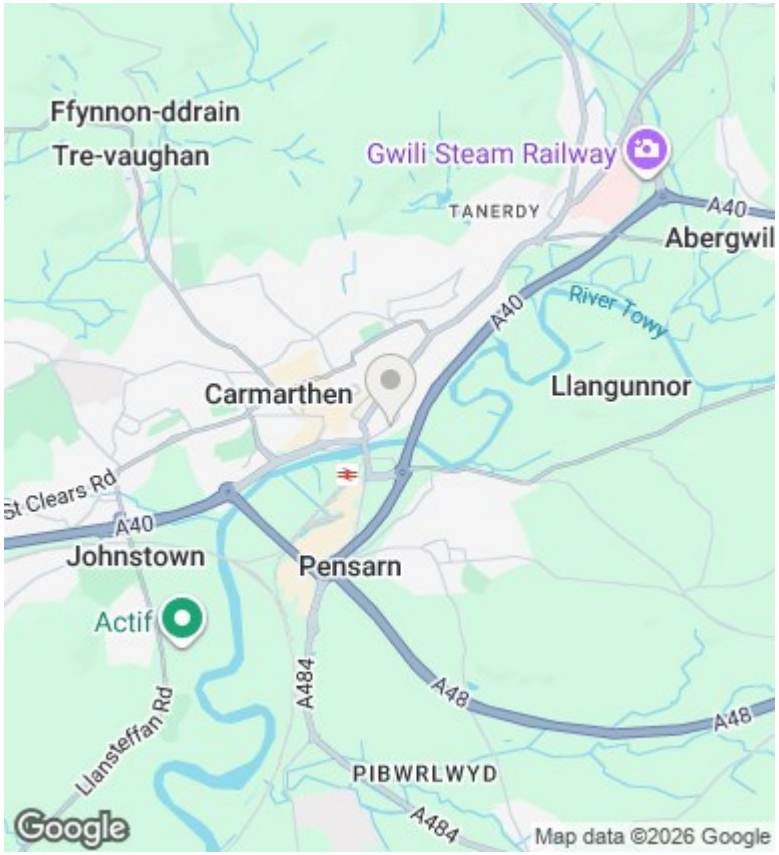
SUITE 21
Rateable Value: 2025/26 = £1,675
Business Rate Payable: 2025/26 = £951.40p

SUITE 22
Rateable Value: 2025/26 = £3,250
Business Rate Payable: 2025/26 = £1,846

SUITE 26
Rateable Value: 2025/26 = £5,200
Business Rate Payable: 2025/26 = £2,953.60p

JOINT AGENTS: -
Hunt & Thorne Ltd.
Chartered Surveyors
Suite C1
Conwy House
Castle Court
Phoenix Way Enterprise Park
SWANSEA
SA7 9EQ
01792 - 776600





Directions

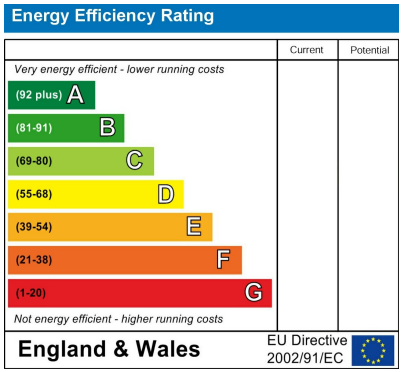
The premises can be approached from either 'Spilman Street'/'Priory Street' via 'Parade Road' or from 'Coracle Way' (A4242 - Towy Works) and is located fronting 'Old Station Road' between 'John Morgan' Auto Parts and 'Peter Francis' Furniture Salerooms.

Viewings

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

Council Tax Band

Exempt



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