





No 5 The Albion Arcade, Mill Street, Carmarthen, SA31 3AB

£8,000 (From) Per Annum

- LONG ESTABLISHED CAFE WITH PLANNING PERMISSION FOR OUTSIDE SEATING/TABLE COVERS.
- FRONTING 'MILL STREET' JUST OFF 'GREYFRIARS' SHOPPING PRECINCT.
- SECURITY DEPOSIT: - A SECURITY DEPOSIT OF £1,000 IS REQUIRED THAT WILL BE HELD PENDING TERMINATION OF ANY LEASE.
- PEDESTRIANISED AREA.
- COMPLETELY REFURBISHED AND UPDATED.
- CLOSE TO BUS STATION, 'GUILDHALL SQUARE' AND TOWN CENTRE.
- NON-REFUNDABLE DEPOSIT: - A NON-REFUNDABLE DEPOSIT OF £500 IS REQUIRED AND WHICH WILL FORM PART OF THE FIRST MONTHS RENT.
- FLOOR AREA - 22.7 SQ. M. (244 SQ. FT.).
- AVAILABLE LONG TERM.
- FEES: - THE INGOING TENANT WILL BE RESPONSIBLE FOR THE LANDLORDS REASONABLE AGENTS AND LEGAL COSTS IN THIS MATTER.

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TO LET - CARMARTHEN TOWN CENTRE

A very well presented completely refurbished and updated long established CAFE PREMISES with the benefit of planning permission for outside seating/table covers situated fronting onto 'Mill Street' (brick paved pedestrianised area) that links 'Lammas Street' and The Greyfriars Shopping Precinct with 'Blue Street' and the Bus Station just off 'Guildhall Square' at Carmarthen town centre.

0 1 0

Council Tax Band: Exempt





CAFE
17'0" x 10'8" avg
plus recess with boarded effect laminate flooring. Wall mounted programmable electric heater. Smooth skimmed ceiling with recessed downlighting. Mains smoke alarm. Single glazed bow window. Glazed/panelled entrance door. 14 Power points. Extractor fan to the kitchen/preparation area.

KITCHENETTE
8'9" x 3'11"
into recess with boarded effect laminate flooring. Opaque glazed window. Sink unit with storage cupboard having plumbing for a dishwasher. Telephone point (not connected). 2 Power points.

SEPARATE WC
with tile effect vinyl floor covering. Water meter. Opaque single glazed window. Wall mounted 'Ariston' water heater. 2 Piece suite in white comprising WC and wash hand basin.

EXTERNALLY
Retractable awning. Planning permission for outside seating/table covers on the brick paved pedestrianised street.

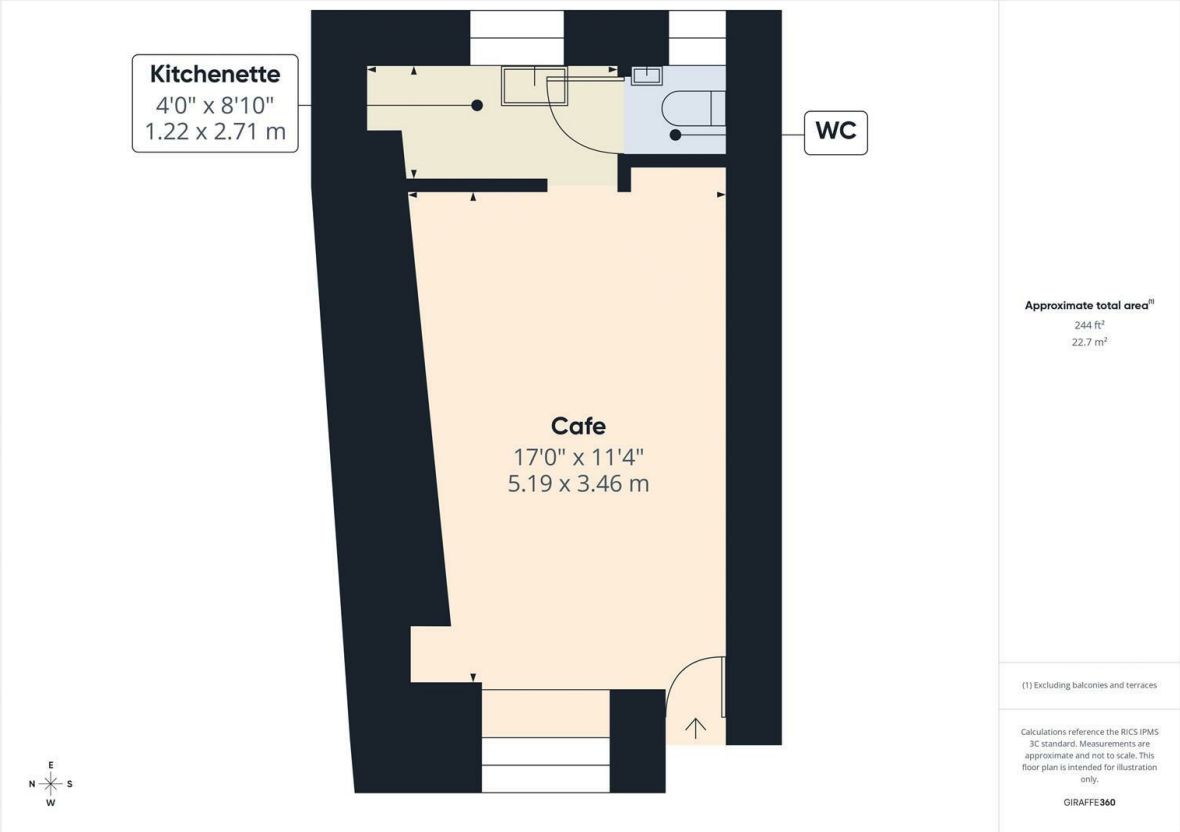
TERMS: -
Flexible terms - 3, 5, or 7 years available - long term preferred - subject to rent reviews.

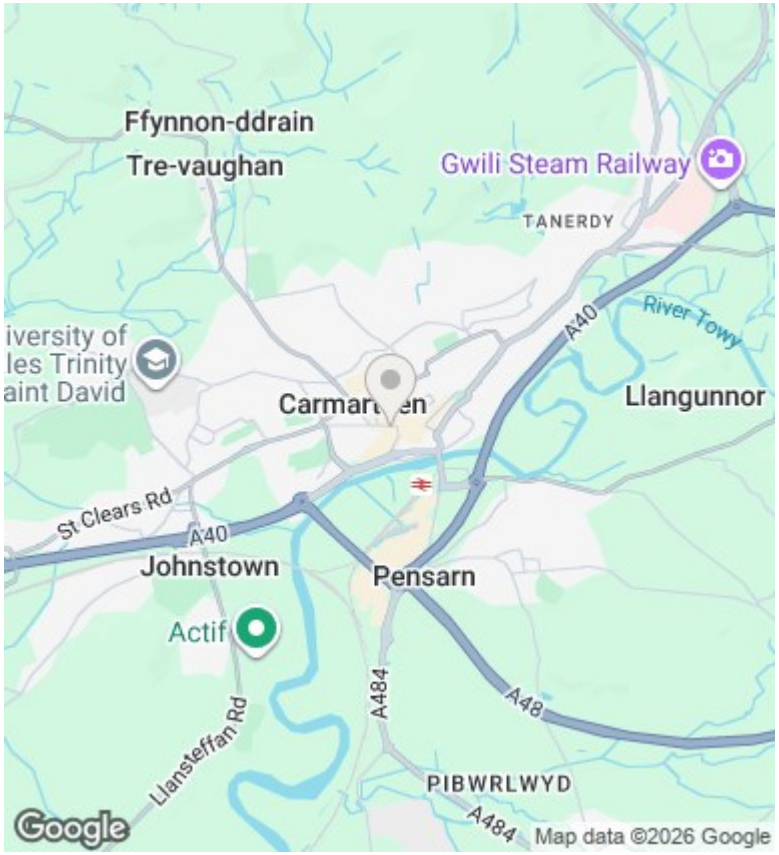
NON-REFUNDABLE DEPOSIT: -
A non-refundable deposit of £500 is required and which will form part of the first calendar months rent should the transaction proceed but which will be forfeited should the prospective tenant decide against proceeding with the transaction having instructed solicitors.

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.

RENT: -
£666.66p per calendar month payable in advance on an internal repairing and insuring basis. The Tenant will be responsible for the shop window and entrance door.





Directions

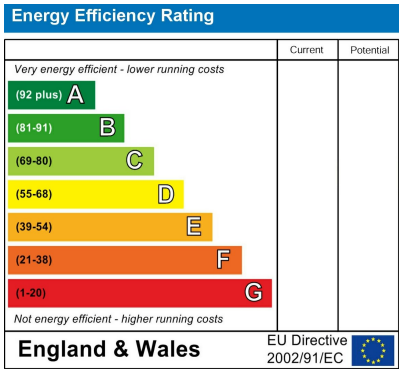
'The Albion Arcade' connects 'Blue Street' with 'Mill Street'/'Greyfriars' Shopping Precinct and can be approached from the 'Lammas Street,' 'Blue Street' and Bus Station directions.

Viewings

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

Council Tax Band

Exempt



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