Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk







First and Second Floor Office Suite at Nos 11-12 King Street, Carmarthen, SA31 1DU

£6,000 (From) Per Annum

- MODERN PURPOSE BUILT SELF-CONTAINED OFFICE PREMISES.
- FIRE DOORS. CONCRETE FLOORS.
- BUSINESS RATES PAYABLE - 2026/27 = £3,915.60p BEFORE any reliefs are applied.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- APPROXIMATE FLOOR AREA 167 SQ.M.
- EMERGENCY LIGHTING AND FIRE ALARM SYSTEM.
- CARMARTHEN TOWN CENTRE.
- GAS C/H. RE-BUILT IN THE MID 1970's.
- TERMS: - Flexible terms available – subject to rent reviews.
- FEES: - The ingoing Tenant will be responsible for the Landlords reasonable Agents and Legal fees in this matter.

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

sales@geraldvaughan.co.uk

First and Second Floor Office Suite at Nos 11-12 King Street, Carmarthen SA31 1BH

CARMARTHEN TOWN CENTRE

The purpose built self contained premises are located fronting onto a busy thoroughfare at the centre of the County and Market town of Carmarthen.

0 2 6

Council Tax Band: Exempt





GROUND FLOOR ENTRANCE HALL AND STAIRCASE TO

FIRST FLOOR

LANDING
2 power points to the stairwell.

RECEPTION HALL
14'7" x 5'10"
with staircase to second floor with radiator to stairwell. 1 Power point.

OFFICE No 1
14'1" x 12'0"
with 2 radiators. 2 windows to fore. Fitted cupboard with gas meter. 8 Power points. Telephone points.

GENERAL OFFICE No 1
16'0" x 12'4"
with 2 radiators. 2 Windows to rear with security bars. 10 Power points. Telephone point.

INNER LANDING
12'6" x 5'10"
with secondary staircase to second floor with radiator to stairwell. 1 Power point.

OFFICE No 2
14'1" x 12'4"
with 2 radiators. 2 Windows to rear with security bars. 6 Power points. Telephone point.

OFFICE No 3
12'7" x 11'10"
with 2 radiators. 2 Windows to fore. 5 Power points. Telephone points.

SECOND FLOOR

LANDING.
with fire doors to both stairwells.

OFFICE/STAFF ROOM
15'9" x 15'4"
with 2 radiators. 2 windows to rear. Fitted cupboard housing the gas fired central heating boiler. Portable C/h timer/thermostat control. 7 Power points.

INNER LANDING
1 Power point

UNISEX CLOAKROOM/WC
7'8" x 6'2"
overall with wash hand basin having an electric heater and tiled splashback. Vinyl floor covering. Radiator. Opaque single glazed window.

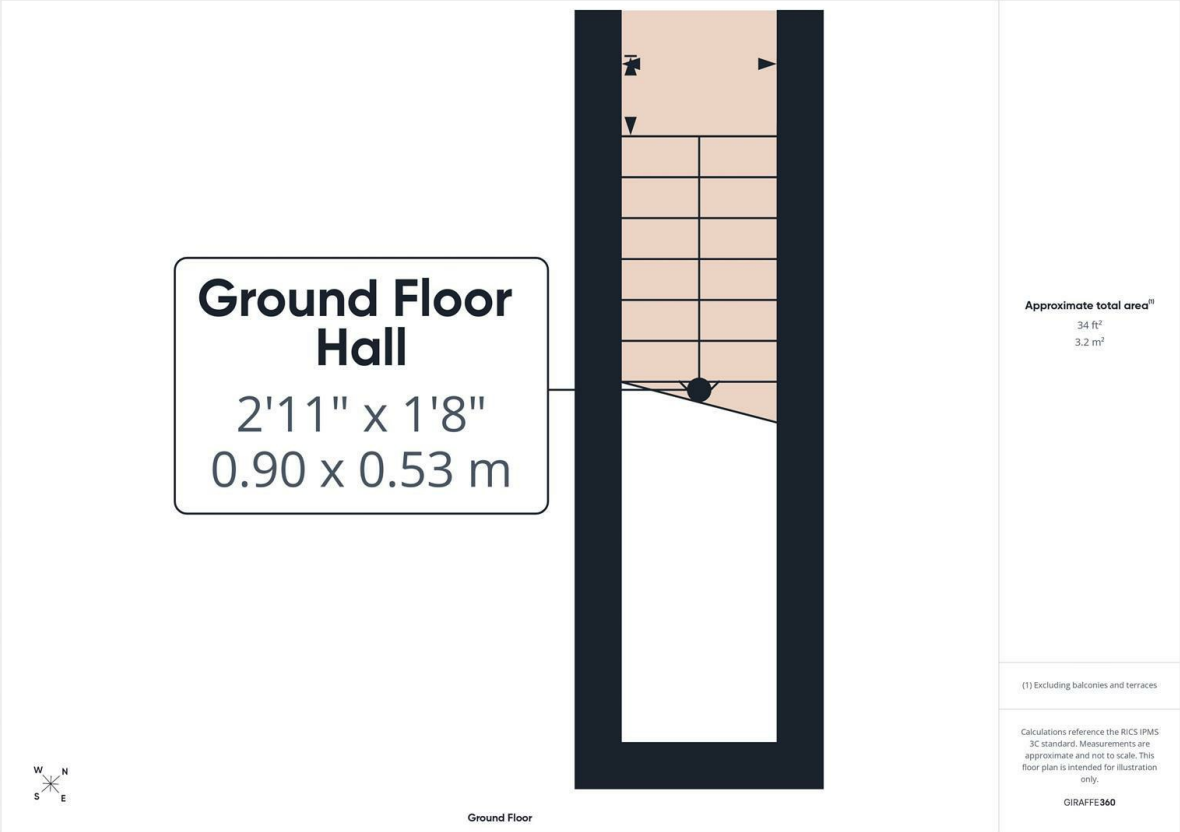
SEPARATE WC.
with water meter and vinyl floor covering

FITTED KITCHEN
7'1" x 7'1"
with sink unit having a tiled splashback and electric water heater over. Range of fitted base and eye level kitchen units with a tiled splashback. Vinyl floor covering. 3 Power points. Door to

UNISEX CLOAKROOM/WC
8'6" x 7'9"
with radiator. Wash hand basin with tiled splashback and electric heater over. Opaque single glazed window. Vinyl floor covering.

SEPARATE WC
with vinyl floor covering

GENERAL OFFICE No 2
32'0" x 11'10"
with 4 windows to fore. 4 Radiators. 2 Doors to the landing. 11 Power points. Telephone point.





Directions

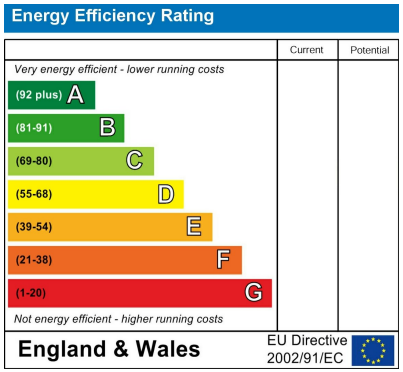
The premises are located approximately halfway along 'King Street' just after and next to the former Post Office Building.

Viewings

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

Council Tax Band

Exempt



Nos 27-28 Lammas Street, Carmarthen, SA31 3AL
01267 - 220424
sales@geraldvaughan.co.uk