





Nos 19-20 Nott Square, Carmarthen, SA31 1PG

£11,500 (From) Per Annum

- LONG ESTABLISHED LADIES BOUTIQUE.
- PROMINENT TRADING POSITION FRONTING ONTO BUSY PEDESTRIANISED THOROUGHFARE OPPOSITE 'ST. PETERS CIVIC HALL'.
- 3 STOREY SHOP PREMISES with 17 FT. WIDE DISPLAY WINDOW.
- OVERALL FLOOR AREA 108.8 SQ.M (1,171 SQ.FT)
- GAS C/H. PART DOUBLE GLAZED.
- AVAILABLE LONG TERM.
- 9.14 M (30 FT.) FRONTAGE TO 'NOTT SQUARE'.

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A long established 3 STOREY SHOP premises which was refurbished and partly re-built by the 'Bank of Wales' circa 1984/85 and which has since 2004 been operated as a family run Ladies Boutique offering a wide range of high class ladies fashion. Prior to 2004 the property had been a successful Florist shop.
The property comprises a 3 STOREY SHOP PREMISES having a 17Ft. wide display window with a Ground Floor Sales area of 34.9 Sq.M. (375 Sq.Ft.) having storage areas off with at First Floor a SECONDARY SALES AREA with to the Second Floor a STOCKROOM/STORES. The shop premises occupies a prime trading position commanding a prominent location fronting onto a busy pedestrianised thoroughfare opposite 'St. Peter's Civic Hall'.

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Council Tax Band: Exempt





ENTRANCE HALL
with double doors to outside. PVCu double glazed door and side screen to

SHOP/PRIMARY SALES
22'0" x 15'0"
average with laminate flooring. Spotlighting. 3 Radiators. C/h thermostat control. Staircase to First Floor. 17ft. wide and 13ft. high wide shop display window. 3 Dressing rooms/cubicles. Telephone point.

KITCHENETTE
with radiator. Sink unit. Base kitchen units.

STORE ROOM OFF
9'0"
in depth.

FIRST FLOOR

SECONDARY SALES
19'5" x 9'2"
extending to 14' 4" (4.37m) plus dressing room. 2 Windows to fore. Radiator. Staircase to Second Floor.

CLOAKROOM

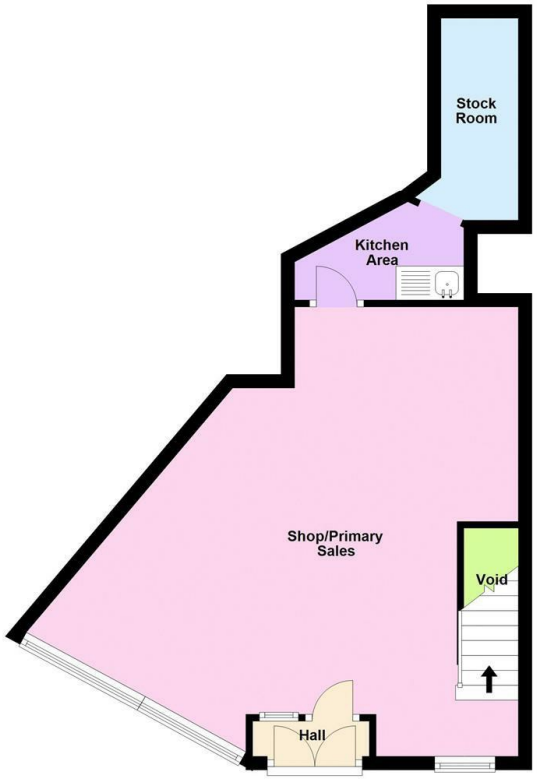
SEPARATE WC
8'11" x 8'9"
av. with 2 piece suite in white comprising pedestal wash hand basin and WC. Radiator. Extractor fan.

SECOND FLOOR

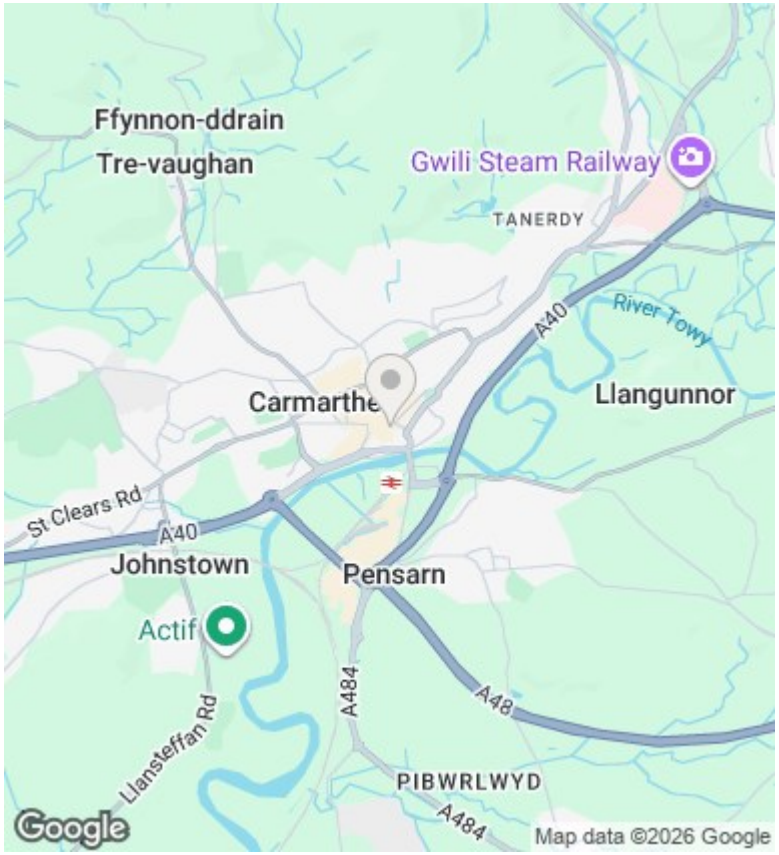
STOREROOM
with 2 windows to fore. 2 Radiators. Door to

SEPARATE WC
9'0" x 6'8"
approx. average with 2 piece suite comprising WC and pedestal wash hand basin.

BUILT-IN AIRING CUPBOARD OFF



Ground Floor



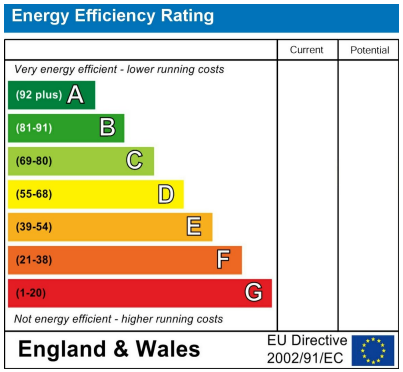
Directions

Viewings

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

Council Tax Band

Exempt



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

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