Sales & Lettings of Residential, Rural & Commercial Properties

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# No 56 King Street, Carmarthen, SA31 1BD

## Offers In The Region Of £110,000

- RETAIL SHOP PREMISES OCCUPYING HIGHLY VISIBLE POSITION.
- 14' (4.27m) WIDE DISPLAY WINDOW.
- SELF CONTAINED 3 ROOMED FIRST FLOOR WITH INDEPENDENT ACCESS - SUITABLE FOR A NUMBER OF USAGES - STP.
- NO FORWARD CHAIN.
- FRONTING BUSY PEDESTRIAN THOROUGHFARE WITH DUAL ROAD FRONTAGE.
- FLOOR AREA - GROUND FLOOR - 48 SQUARE METRES (157.48 SQ.FT).
- CARMARTHEN TOWN CENTRE.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- PROMINENT TRADING POSITION.
- FLOOR AREA - FIRST FLOOR - 46 SQUARE METRES (150.92 SQ.FT).
- FIRST TIME ON THE OPEN MARKET SINCE 2004.

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

sales@geraldvaughan.co.uk

# No 56 King Street, Carmarthen SA31 1BD

Occupying a long established prominent trading position fronting onto a busy thoroughfare enjoying dual road frontage to 'King Street' and 'Jacksons Lane' and comprising an END TERRACED DOUBLE FRONTED 2 STOREY RETAIL/SHOP PREMISES with at first floor level and served by a separate independent access off 'King Street' 3 ROOMED accommodation that is suitable for a number of usages subject to the necessary consents being obtained with in addition a 2 ROOMED CELLAR at lower ground floor level approached from 'Jackson's Lane' being located within close proximity of the readily available facilities and services at the centre of the County and Market town of Carmarthen.

Applicants may be interested to note that the present business has operated very successfully from the premises since 2004 and prior to that the property was a very successful Cafe trading as 'Morris Tea Rooms'.

FIRST TIME ON THE 'OPEN MARKET' SINCE 2004.

APPLICANTS SHOULD NOTE THAT THE PROPERTY IS LOCATED WITHIN A CONSERVATION AREA AND IS NOT LISTED.

0 2 0

Council Tax Band: Exempt






**SHOP/PRIMARY SALES**
double fronted with a 6' and 5' 3" (1.83m and 1.6m) wide display windows to either side of the central part glazed entrance door. 8' 10" (2.69m) Ceiling height. 2 Display cabinets. 'T&G' boarded to dado height. 14 Power points. Telephone point.

**SEPARATE WC**
6'9" x 4'7"
with 2 piece suite in white comprising WC and wash hand basin with tiled splashback. Electric water heater. Extractor fan. Understairs storage cupboard off.

**STOCK/STAFF ROOM/KITCHEN**
15'3" x 10'8"
with window to side. Fitted base kitchen units. Sink unit. 12 Power points. Telephone point. The CCTV is available by SEPARATE NEGOTIATION.

**The first floor is approached via an external entr**

**GROUND FLOOR ENTRANCE HALL**
with staircase to

**FIRST FLOOR**

**STORE ROOM**
with exposed boarded floor. 19' 6" (5.94m) Vaulted ceiling with exposed beams. 2 Double glazed sash windows to fore. Double aspect. Double glazed sash window to side. 5 Power points.

**INNER HALL**
with exposed boarded floor. 2 Power points.

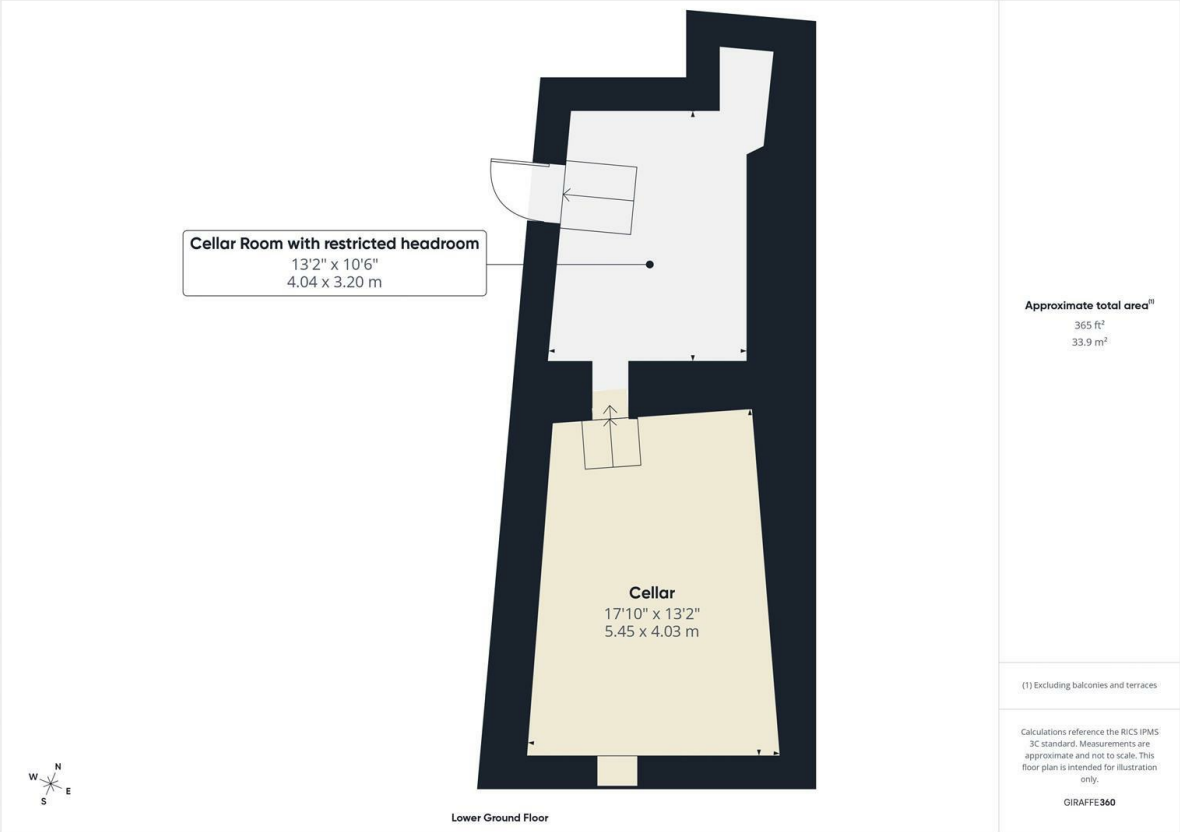
**SEPARATE WC**
5'7" x 9'10" overall
'L' shaped with 2 piece suite comprising a WC (not connected) and pedestal wash hand basin with tiled splashback - not connected to the water. Exposed boarded floor.

**ROOM 2**
13'8" x 7'3" overall
with double glazed window. Exposed boarded floor. 4 Power points.

**THE LOWER GROUND FLOOR IS APPROACHED FROM 'JACKSON**
and comprises: -

**STORE ROOM**
13'2" x 10'6" plus
WC to recess that is not connected. RESTRICTED HEADROOM. Opening to

**CELLAR**
17'10" x 13'2"
with a 6' (1.83m) ceiling height.







## Directions

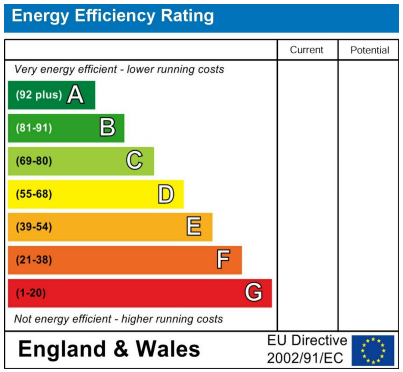
The premises is located on the corner of 'King Street' and 'Jacksons Lane.'

## Viewings

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

## Council Tax Band

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