





The Coracle Fish Bar, Nos 41-42 Lammas Street, Carmarthen, SA31 3AL

Offers In The Region Of £135,000

- DOUBLE FRONTED MIXED USE COMMERCIAL PREMISES.
- RESTAURANT WITH TABLE COVERS FOR UPTO 30 PERSONS.
- REAR COURTYARD AND GARDEN.
- NO FORWARD CHAIN.
- LONG ESTABLISHED TRADING POSITION.
- EXCELLENT SCOPE. IN NEED OF MODERNISATION.
- FRONTING ONE OF THE MAIN THOROUGHFARES THROUGH THE TOWN WITH A HIGH 'FOOTFALL'.
- PARTIAL DOUBLE GLAZING.
- FISH AND CHIP SHOP SINCE 1953.
- FORMER 2 BEDROOMED FLAT TO FIRST FLOOR.
- SHORT LEVEL WALKING DISTANCE TOWN CENTRE.
- PARTIAL ELECTRIC HEATING.

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A most conveniently situated long established MIXED USE PREMISES comprising a ground floor FORMER FISH AND CHIP SHOP and RESTAURANT with table covers for upto 30 persons that traded as 'The Coracle Fish Bar' with at first floor level a FORMER 2 BEDROOMED LIVING ACCOMMODATION that is in need of complete modernisation situated enjoying a secondary trading position fronting onto one of the main thoroughfares within close proximity of Carmarthen Park and within walking distance of Tesco Superstore and the readily available facilities and services at the centre of the County and Market town of Carmarthen.

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Council Tax Band: Exempt





FISH AND CHIP SHOP/TAKEAWAY
18'1" x 16'4"
with ceramic tiled floor. PVCu part double glazed entrance door. PVCu double glazed window. Opaque single glazed 'porthole' window. THE EQUIPMENT IS AVAILABLE BY SEPARATE NEGOTIATION.

RESTAURANT
16'5" x 15'2" overall
slightly 'L' shaped with ceramic tiled floor. 2 PVCu double glazed windows to fore. 'T&G' boarded to dado height. 4 Wall light fittings. 2 Wall mounted electric storage heaters. 'Saloon type' doors to the inner hall and former living accommodation. Table covers for up to 30 persons. Opaque single glazed porthole window.

REAR HALL
with ceramic tiled floor. Door to the outside. Opening to

KITCHEN/PREPARATION ROOM
21'0" x 12'0" avg
with tiled floor. 2 Single glazed windows. Fully tiled walls. Gas hob - NOT TESTED. Base kitchen unit. Double drainer stainless steel sink unit. Stainless steel wash up bowl.

INNER HALL
with staircase to the first floor accommodation. Opening to

STORE ROOM
11'6" x 11'4"
with red and black quarry tiled floor. Former fireplace. Single glazed sash window. Archway to

POTATO PREPARATION ROOM
11'6" x 6'5" overall
'L' shaped with single glazed window. Boarded door to rear. Water tap.

FIRST FLOOR -
laterally used in connection with the downstairs business.

LANDING
with doors to the living room and attic room. Opening to the kitchen.

LIVING ROOM
14'2" x 12'3" overall
with fitted gas fire - NOT TESTED. PVCu double glazed window. 4 Wall light fittings. Understairs storage cupboard off. Telephone point.

INNER LANDING
with PVCu double glazed window. Staircase to the attic room.

FRONT BEDROOM 1
11'5" x 7'4"
with PVCu double glazed window. Fitted slatted shelving.

INNER LANDING.
with understairs storage area.

BEDROOM 2
17'8" x 14'6" overall
'L' shaped with PVCu double glazed window to fore.

OFF THE LANDING AN OPENING LEADS TO

KITCHEN/STAFF ROOM
11'3" x 11'1"
with sink unit. Single glazed window. Part tiled walls. Exposed boarded floor. Worksurface. Opening to

BATHROOM
11'8" x 6'5" overall
with 2 piece suite in white comprising wash hand basin and bath tub. Single glazed window.

EXTERNALLY
Rear red and black quarry tiled courtyard leading to a further concreted courtyard onto which front

OUTHOUSE/FORMER POTATO STORE
11'4" x 6'0" avg
with single glazed window. Door to the kitchen/preparation room.

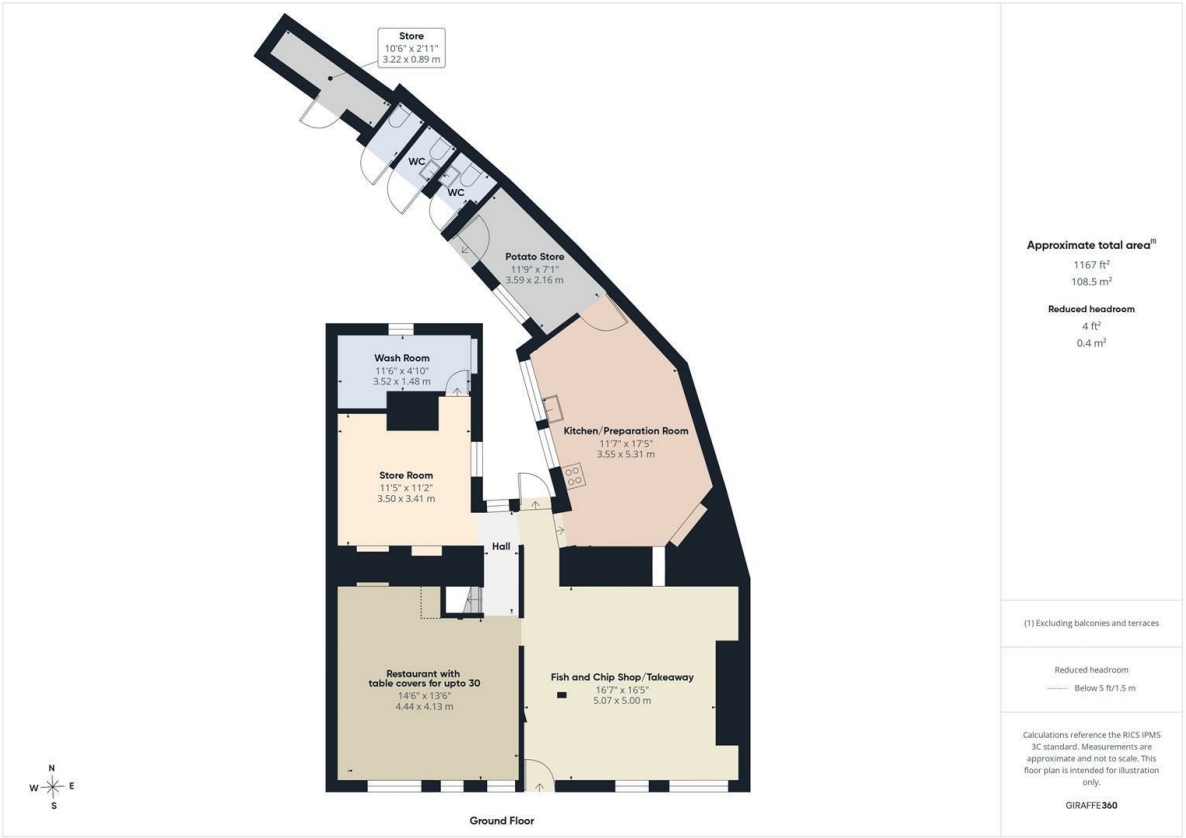
2 OUTSIDE WC's
both with 2 piece suites. Extractor fans.

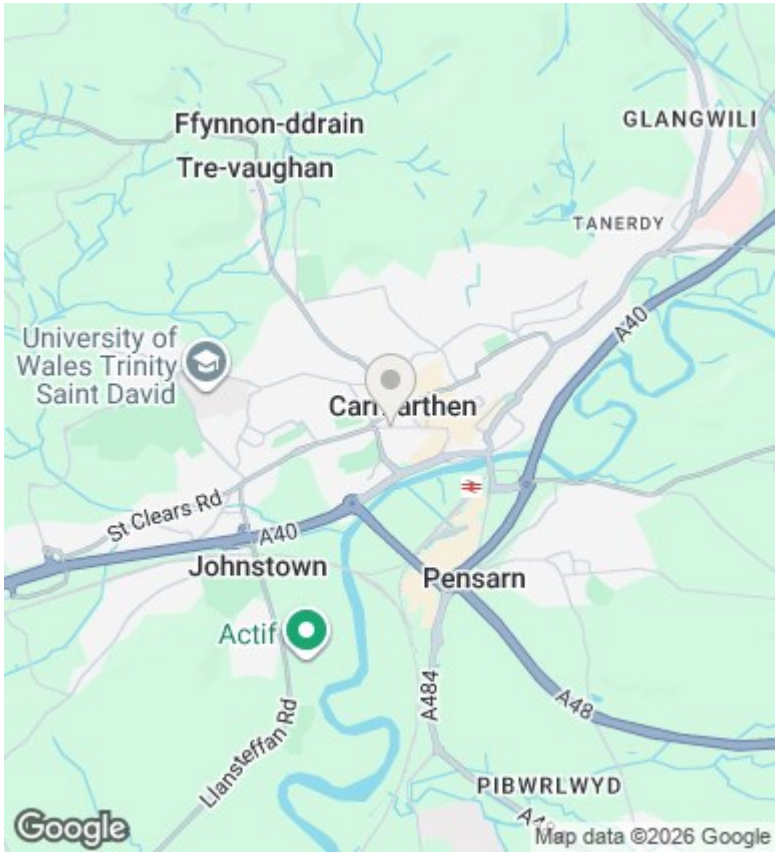
FORMER OUTSIDE WC

BOILER ROOM

OPEN FRONTED STORE

FROM THE CONCRETED COURTYARD A DOOR GIVES ACCESS T
an enclosed garden that extends for a depth of approximately 100ft. (30.46M) and which extends back to 'St. Catherine Street'





Directions

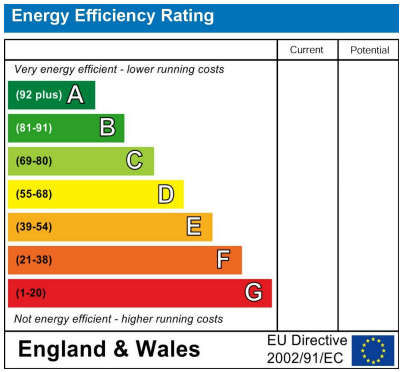
The property is located three quarters of the way up 'Lammas Street' on the right hand side after the English Congregational Church and before The 'Old Oak Insurance' building.

Viewings

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

Council Tax Band

Exempt



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