





No 1 Old Stables Woods Row, Carmarthen, SA31 1BX

£8,500 (From) Per Annum

- CARMARTHEN TOWN CENTRE.
- IDEALLY SUITED AS THERAPY/TREATMENT ROOMS.
- ELECTRIC HEATING.
- ACCESSED VIA SHARED EXTERNAL STAIRCASE.
- SHORT LEVEL WALK 'RED STREET' SHOPPING PRECINCT AND 'MARKS AND SPENCERS'.
- SECONDARY TRADING POSITION.
- KITCHENETTE. SEPARATE WC.
- PVCu DOUBLE GLAZED WINDOWS.
- RENT/SECURITY DEPOSIT: - £1,000.
- FIRST FLOOR SUITE. EPC - C (52).
- RENT INCLUDES ELECTRICITY CHARGES.
- AVAILALBLE LONG TERM.
- NON-REFUNDABLE DEPOSIT: - £500.

No 1 Old Stables Woods Row, Carmarthen SA31 1BX

TO LET - CARMARTHEN TOWN

A well presented FIRST FLOOR SUITE OF ROOMS ideally suited for use in connection with a BEAUTICIANS, THERAPY and/or TREATMENT ROOMS being situated enjoying a secondary trading position just off 'King Street' and 'Little Water Street' within a short level walk of 'Red Street' Shopping Precinct and Marks and Spencer's at the centre of the County and Market town of Carmarthen.

0 1 0

Council Tax Band: Exempt





THE ROOMS ARE APPROACHED
through a shared archway/access and are approached via an external staircase and the suite comprises: -

RECEPTION HALL
with wall mounted electric convector heater. PVCu part double glazed entrance door.

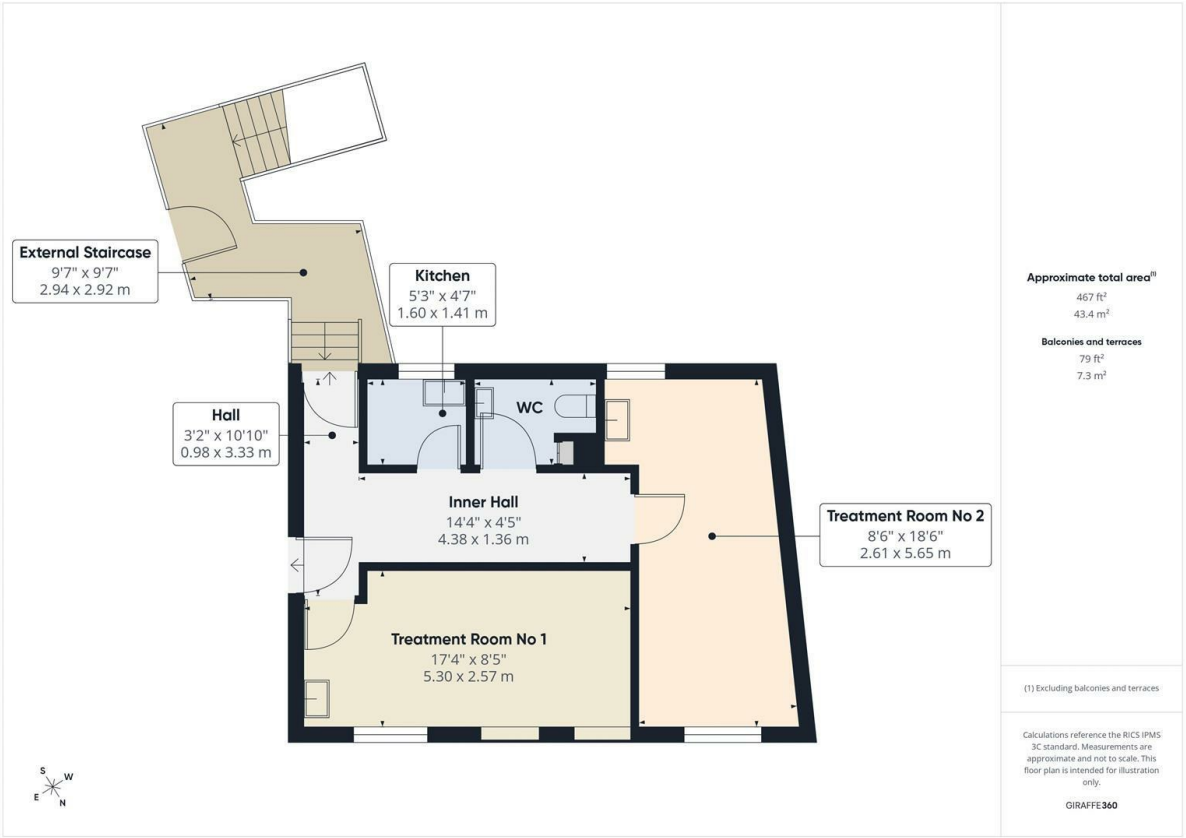
INNER HALL
17'7" x 4'3"
light and airy with two wall light fittings. 1 Power point. 2 Double glazed 'Velux' windows. 9' (2.74m) Ceiling height.

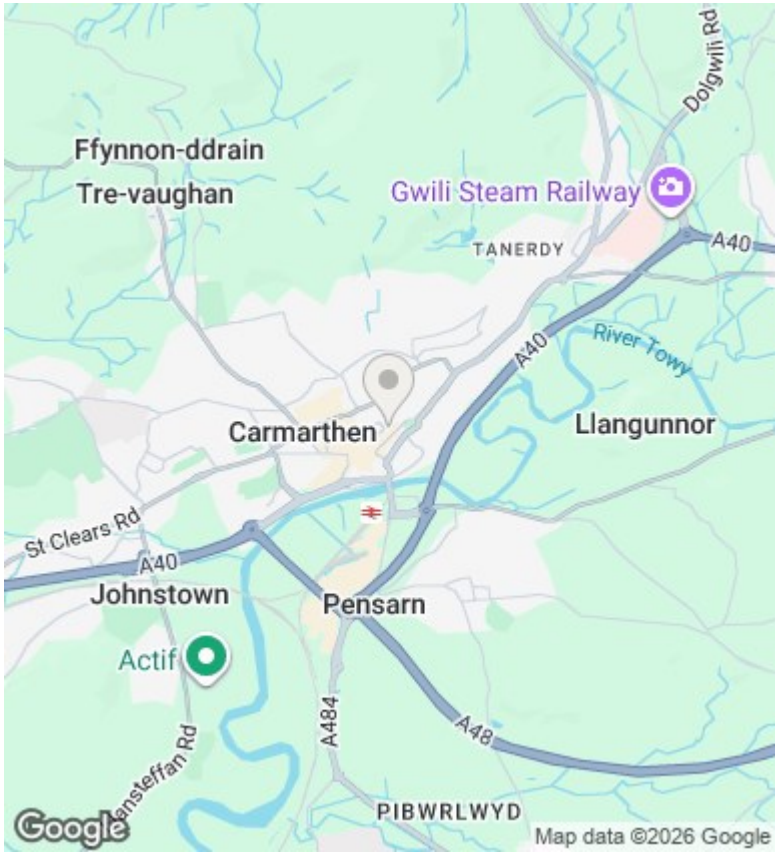
TREATMENT ROOM 1
17'5" x 8'5"
with recessed downlighting to suspended ceiling. Wall mounted electric convector heater. PVCu double glazed window. Wash hand basin with fitted storage cupboard beneath and tiled splashback. Telephone point. 8 Power points. Vinyl floor covering.

KITCHENETTE
5'3" x 4'7"
with wall mounted electric convector heater. Vinyl floor covering. Single glazed window. Fitted base and eye level kitchen units incorporating a 1.5 bowl sink unit and fridge. Tiled splashback. Recessed downlighting to suspended ceiling. Electricity consumer unit. 4 Power points.

SEPARATE WC
with extractor fan. Vinyl floor covering. 2 Piece suite in white comprising WC and wash hand basin with fitted storage cupboard beneath with splashback. Fitted cupboard housing the hot water cylinder.

TREATMENT ROOM No. 2
18'7" x 8'10"
overall slightly 'L' shaped with vinyl floor covering. Wall mounted electric convector heater. Telephone point. PVCu double glazed windows to front and rear. Double aspect. Recessed downlighting to the suspended ceiling. 8 Power points. Wash hand basin with tiled splashback and fitted storage cupboard beneath.





Directions

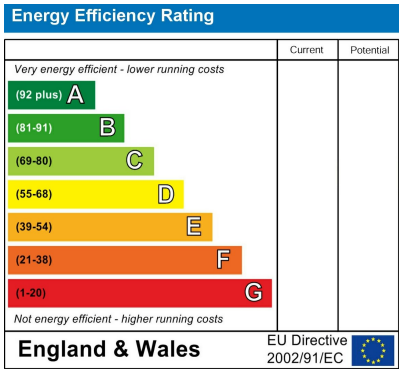
'No 1 Old Stables' is located towards the end of 'Woods Row' just before its junction with 'Little Water Street' opposite 'Carmarthen Free Books' and 'Neptune Swim School'.

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