





No 2 Water Street, Carmarthen, SA31 1PY

£15,000 (From) Per Annum

- FORMER FULLY LICENSED CHINESE RESTAURANT AND TAKEAWAY.
- LARGE KITCHEN AND SERVICE AREA.
- AVAILABLE LONG TERM.
- BUSINESS RATES PAYABLE: - 2026/27: - £1,686.72p.
- EXCELLENT CENTRAL LOCATION JUST OFF MAIN THOROUGHFARE.
- 2 BEDROOMED FLAT AT FIRST FLOOR LEVEL.
- RENT/SECURITY DEPOSIT: - A SECURITY DEPOSIT AMOUNTING TO ONE QUARTERS RENT IS REQUIRED.
- ONCE OCCUPIED THE PROPERTY MAY QUALIFY FOR SMALL BUSINESS RATE RELIEF.
- GROUND FLOOR RESTAURANT WITH TABLE COVERS FOR 40.
- THE SECOND FLOOR FLAT IS AVAILABLE BY SEPARATE NEGOTIATION.
- NON-REFUNDABLE DEPOSIT:- THE INGOING TENANT WILL PAY A NON-REFUNDABLE DEPOSIT IN THE SUM OF £500
- ESTABLISHED TRADING POSITION.

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TO LET - CARMARTHEN TOWN CENTRE

A long established MIXED USE PREMISES comprising a former fully licensed CHINESE RESTAURANT and TAKEAWAY with table covers for up to 40 persons having at first level a 2 BEDROOMED FLAT that has been used by the Landlords in connection with the business but which could easily be separately let out situated just off one of the main thoroughfares at the centre of the County and Market town of Carmarthen.

2 1 1

Council Tax Band: Exempt





VESTIBULE HALL
with PVCu double glazed entrance door. Glazed/panelled door to

RESTAURANT
36'0" x 16'4" overall
with table covers for up to 40 persons. Reception/waiting area. 2 PVCu double glazed windows to fore. 3 Radiators. Boarded effect laminate flooring. PVCu double glazed entrance door. Meter cupboard. Double door access to the kitchen.

INNER HALL
with ceramic tiled floor. Fully tiled walls. Radiator.

LADIES WC COMPRISING:-

CLOAKROOM
with fully tiled walls. Ceramic tiled floor. Wash hand basin with fitted cupboard beneath.

SEPARATE WC

GENTS WC
with 2 urinals, pedestal wash hand basin and separate WC. Fully tiled walls. Ceramic tiled floor. Single glazed window. Radiator.

KITCHEN/PREPARATION ROOM/SERVICE AREA
26'9" x 18'2" overall
with door to the rear yard. 'L' shaped with 3 sink units. Part tiled walls. Ceramic tiled floor. PVCu opaque double glazed window. The kitchen apparatus and associated equipment are available by SEPARATE NEGOTIAITION.

HALLWAY
6'8" x 5'8"

RECEPTION AREA/BAR SERVERY
7'2" x 5'3"
with ceramic tiled floor. Fitted shelving. Fitted counter. Sink unit.

THE FIRST AND SECOND FLOOR FLATS
are approached from a small rear yard that has access to 'Lammas Street' and which therefore allows either one or both of the flats to be 'let out' separately if so desired and subject to being updated in accordance with Rent Smart Wales guidelines.

REAR COMMUNAL HALLWAY
ceramic tiled floor. Staircase to first floor. PVCu entrance door.

FIRST FLOOR

HALF LANDING
with staircase to the second floor

FLAT 1

RECEPTION HALL
25'0" in length

REAR BEDROOM 1
11'6" x 8'2"
with electric panel heater. PVCu double glazed window.

FRONT BEDROOM 2
14'10" x 14'4" overall
with PVCu double glazed window.

LIVING/DINING ROOM
14'5" x 14'0"
with 2 PVCu double glazed windows to fore.

KITCHEN
10'10" x 7'9" plus recess
with PVCu double glazed window to fore. Base kitchen units incorporating a sink unit. Part tiled walls. Vinyl floor covering. Fitted cupboard.

BATHROOM
with part tiled walls. PVCu opaque double glazed window. 3 Piece in white comprising WC, panelled bath with shower attachment and WC.

SECOND FLOOR
THE SECOND FLOOR FLAT IS AVAILABLE BY SEPARATE NEGOTIATION.

HALF LANDING.
with door to

FLAT 2

HALLWAY
with double glazed 'Velux' window. Telephone point.

REAR BEDROOM 1
with double glazed 'Velux' window.

REAR BEDROOM 2
12'5" x 8'5"
with wall mounted electric heater. Double glazed 'Velux' window.

LIVING/DINING ROOM
19'1" x 9'5"
with 2 double glazed 'Velux' windows. Wall mounted electric heater. Eaves storage cupboard off.

FITTED KITCHEN
11'5" x 9'6"
with range of base kitchen units incorporating a sink unit. Part tiled walls. Double glazed 'Velux' window.

AIRING CUPBOARD

BATHROOM
8'4" x 7'5"
with 3 piece coloured suite comprising pedestal wash hand basin, WC and panelled bath with shower attachment, curtain and rail. Double glazed 'Velux' window. Tiled splashback.

EXTERNALLY
Small rear yard with pedestrian access to 'Lammas Street.'

INGOING
The fixtures, fittings, kitchen appliances and associated equipment are available by separate negotiation.

TERM: -
Flexible terms available long term

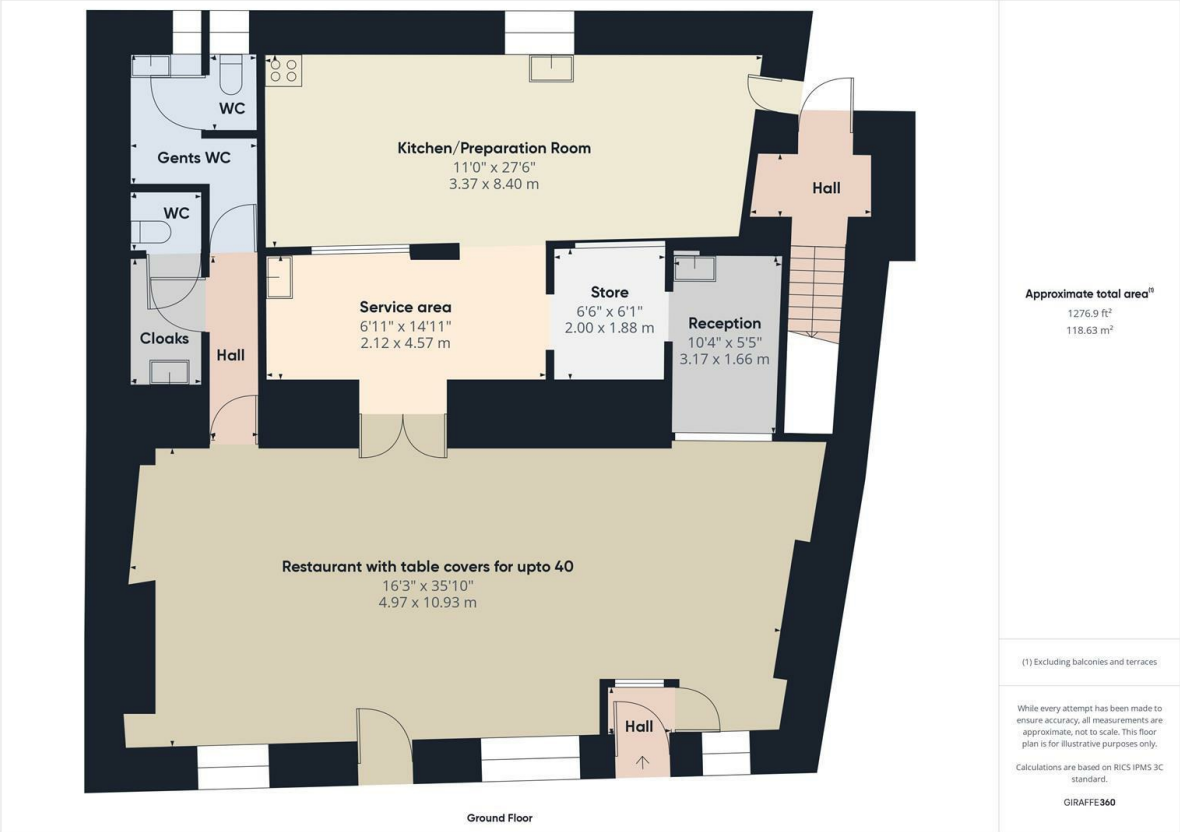
THE RENT: -
£15,000 per annum exclusive to be paid quarterly and in advance subject to rent reviews on an internal repairing and insuring basis.

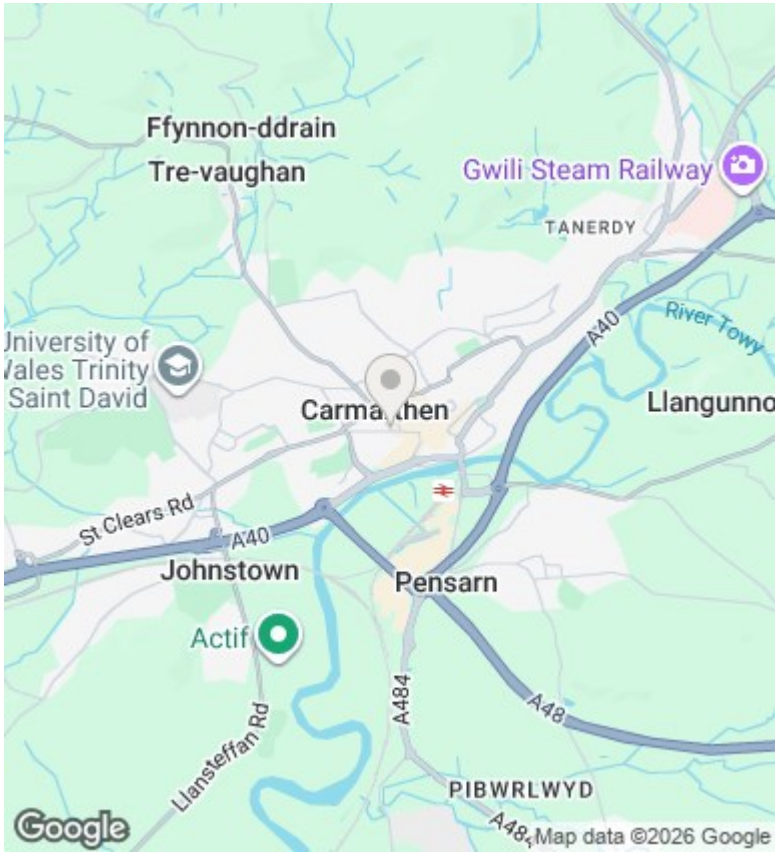
TIE: -
The premises is free of any trade tie.

NON REFUNDABLE DEPOSIT: -
A non- refundable deposit of £500 is required that will be held by the agents pending completion of any agreement. Should the prospective tenant/s withdraw from a transaction or not complete the matter in a timely manner then the non-refundable deposit will be forfeited by the prospective tenant/s.

SECUITY DEPOSIT:-
A security deposit of one quarters rent is required that will be held by the solicitors pending termination of any lease agreement.

THE BUSINESS
This family run business has been in the same owners hands since 1983 and is now offered to let due to the Landlords retiring at the end of September 2023.





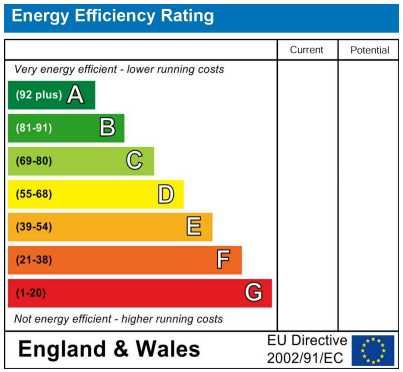
Directions

Viewings

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

Council Tax Band

Exempt



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