Sales & Lettings of Residential, Rural & Commercial Properties

GERALD R. VAUGHAN
ESTATE AGENTS

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk







No 11 Hall Street, Carmarthen, SA31 1PH

£8,500 (From) Per Annum

- SPACIOUS RETAIL/SHOP PREMISES OCCUPYING HIGHLY VISIBLE POSITION.
- OVERALL FLOOR AREA APPROX. 95 SQ M.
- NO FORWARD CHAIN.
- SUITABLE FOR A NUMBER OF USES - STP.
- FRONTING BUSY PEDESTRIAN THOROUGHFARE ENJOYING A PROMINENT TRADING POSITION.
- OFFICES/CONSULTING ROOMS AT FIRST FLOOR LEVEL SERVED BY A SEPARATE REAR ACCESS AND SUITABLE FOR A NUMBER OF USAGES - STP.
- CARMARTHEN TOWN CENTRE.
- 19' (5.79m) WIDE DISPLAY WINDOW.
- AIR CONDITIONING SYSTEM.
- AMPLE POWER POINTS THROUGHOUT.

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

sales@geraldvaughan.co.uk

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TO LET - CARMARTHEN TOWN CENTRE

A spacious RETAIL/SHOP PREMISES with CONSULTING ROOMS/OFFICES AT FIRST FLOOR LEVEL having the benefit of a separate rear access situated occupying a long established prominent trading position fronting onto a busy pedestrian thoroughfare that connects 'Nott Square' and 'Guildhall Square' at the centre of the County and Market town of Carmarthen.

0 1 0

Council Tax Band: Exempt





SHOP
26'6" x 19'10" overall
'L' shaped with a prominent display window having an offset entrance door. 2 Air conditioning units. Feature engineered oak boarded floor. Slat wall boarding. Mains smoke detector. 4 Changing cubicles suitable for wheelchair access. 10' 2" (3.10m) Ceiling height. Spotlighting track. Door to the rear hall that gives access to 'St. Mary Street' and the first floor accommodation.

REAR HALL
with door to the inner hall and door to 'St. Mary Street'.

INNER HALL
with staircase to

FIRST FLOOR
9' 6" (2.89m) Ceiling heights

LANDING
with mains smoke detector.

STOCK/STAFF ROOM
7'2" x 5'7"
with fitted shelf. Fitted desk unit. PVCu double glazed window.

FITTED FLOOR TO CEILING STOCK CUPBOARD
4'8" x 9'11"
off the landing with double doors.

INNER HALL.
with telephone point. 2 Power points. Opening to

GENERAL OFFICE
8'4" x 8'3" overall
with telephone point. 4 Power points.

OFFICE No 1
14'11" x 5'9"
with PVCu double glazed window to fore. 6 Power points.

OFFICE No 2
14'1" x 6'9"
with PVCu double glazed window to fore. 8 Power points. Telephone point.

REAR OFFICE No 3
10'0" x 9'2"
with PVCu double glazed window. 6 Power points.

CLOAKS/WASH ROOM
with opaque PVCu double glazed window. Wash hand basin. Door to

SEPARATE WC
with PVCu opaque double glazed window.

PLANNING USE: -
A1 Retail with office accommodation at first floor level

SHOP BUSINESS RATES PAYABLE: -
2026/27 =£3,762.50p - before applying any Business Rate reliefs that may apply to the property.

BUSINESS RATES PAYABLE FIRST FLOOR: -
The first floor is known for Rating purposes as 'No 6 St Mary Street' with the amount payable for the financial year 2026/27 = £1,832.30p before applying any Business Rate reliefs that may apply to the property.

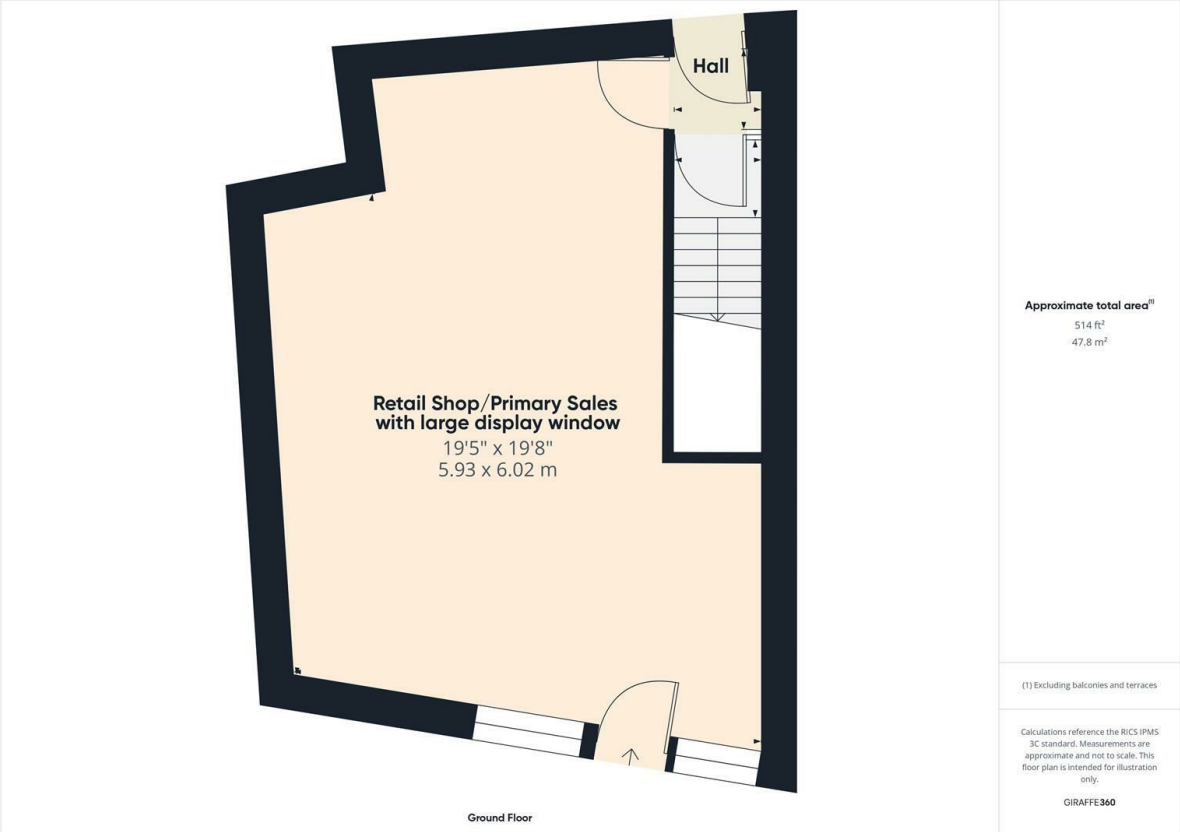
RENT: -
£8,500 per annum exclusive payable quarterly in advance on an internal and insuring lease.

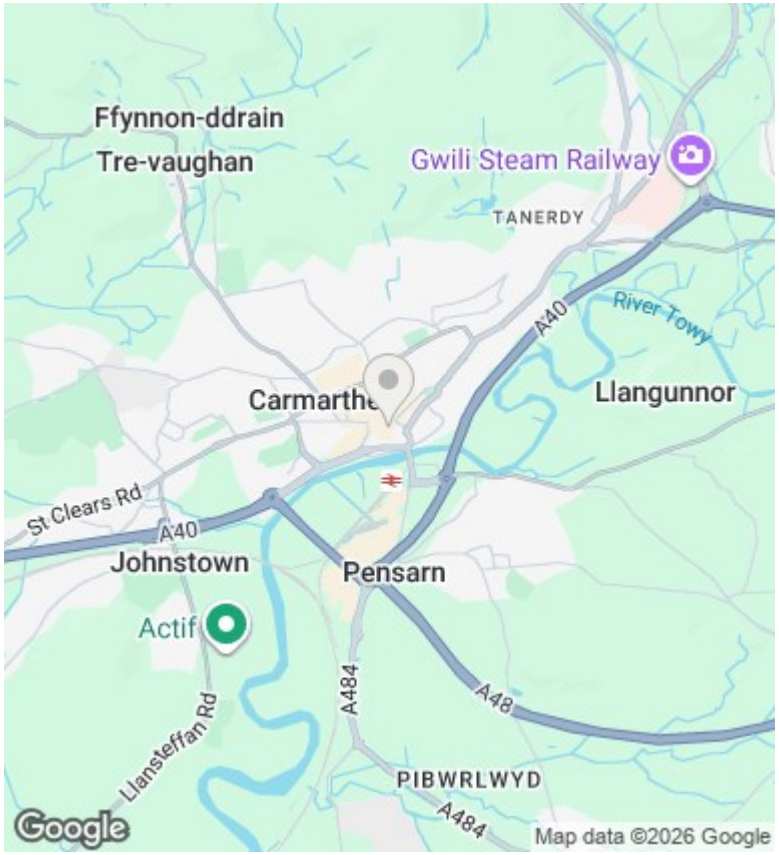
TERMS: -
Flexible terms - 3, 5, or 7 years available - subject to rent reviews.

FEES: -
The ingoing tenant will be responsible for the Landlords reasonable agents and legal costs in this matter.

SECURITY DEPOSIT: -
A security deposit of £1,000 is required that will be held pending termination of any lease.

NON - REFUNDABLE DEPOSIT: -
A non-refundable deposit of £500 is required and which will form part of the first quarters rent should the transaction proceed but would be forfeited should the prospective tenant decide against proceeding with the transaction having agreed to do so or does not complete the transaction in a timely matter.





Directions

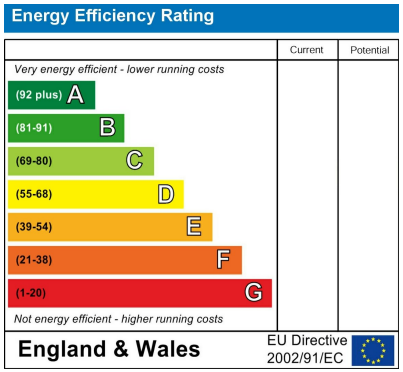
'Hall Street' is located at the centre of the County and Market town of Carmarthen and connects 'Guildhall Square' with 'Nott Square'.

Viewings

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

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