





No 5 St. Mary's Street, Carmarthen, SA31 1TN

Offers In The Region Of £125,000

- RARE OPPORTUNITY TO PURCHASE A PROMINENT TOWN CENTRE PREMISES.
- FLOOR AREA - APPROXIMATELY 174 SQ.M.
- FREEHOLD GRADE II LISTED COMMERCIAL PREMISES.
- CLOSE TO CASTLE WALL AND ONE OF THE ENTRANCES TO COUNTY HALL.
- PRESENTLY UTILISED AS A FULLY LICENSED WINE/COCKTAIL BAR AND RESTAURANT.
- RESTAURANT WITH UPTO THIRTY COVERS.
- ACCOMMODATION OVER 4 FLOORS.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- SUITABLE FOR A WIDE AND VARIED RANGE OF OPPORTUNITIES - STP.
- ESTABLISHED BUSINESS PREMISES IN PRIME TOWN CENTRE LOCATION.
- SUITABLE FOR MANY USAGES - STP. TOTAL COVERS UPTO FIFTY.

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An excellent FREEHOLD Grade II Listed COCKTAIL/WINE BAR AND RESTAURANT OCCUPYING A PRIME PROMINENT TRADING POSITION overlooking 'Nott's Square' situate at the centre of the historic County and Market town of Carmarthen just outside the Castle wall fronting onto a pedestrianised square (Nott's Square) within close proximity of all facilities and services.

0 2 0

Council Tax Band: Exempt





COCKTAIL/WINE BAR
21'0" x 21'0"
overall slightly 'L' shaped with a 13' (3.96m) and 10' (3.05m) wide display windows to 'Nott Square' (front and side). 8' 10" ceiling heights. Window overlooking 'St Mary's Street'. Staircase to first floor. Triple aspect. Staircase to the Cellar. Exposed boarded floor. Brick/whitewashed stone walls. Radiator. Table covers for upto 14. 5' 7" (1.70m) wide opening to

LOUNGE
12'7" x 8'9"
plus recess with exposed boarded floor. Whitewashed stone walls. Feature beamed ceiling. Radiator. Table covers for upto 6. Short flight of steps to

INNER HALL
with door to the side Courtyard that gives access to 'Nott Square/Bridge Street'. Exposed boarded floor.

GENTS WC
with fully tiled walls. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback. Extractor fan.

LADIES WC
with fully tiled walls. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback. Extractor fan.

LOWER GROUND FLOOR
- 6' 6" ceiling heights

CELLAR
14'10" x 14'4"
plus recess. Exposed beams.

CELLAR No 2
13'4" x 11'8"
with C/h timer control. 7'4" ceiling height.

BOILER CUPBOARD OFF
housing the gas fired central heating boiler.

FIRST FLOOR
- 9'0" ceiling heights

RESTAURANT
21'6" x 21'0"
overall 'L' shaped with 2 Radiators. T&G boarded ceiling. Exposed boarded floor. 19' wide PVCu window overlooking 'Nott Square'. Table covers for upto 30 persons. Staircase to second floor.

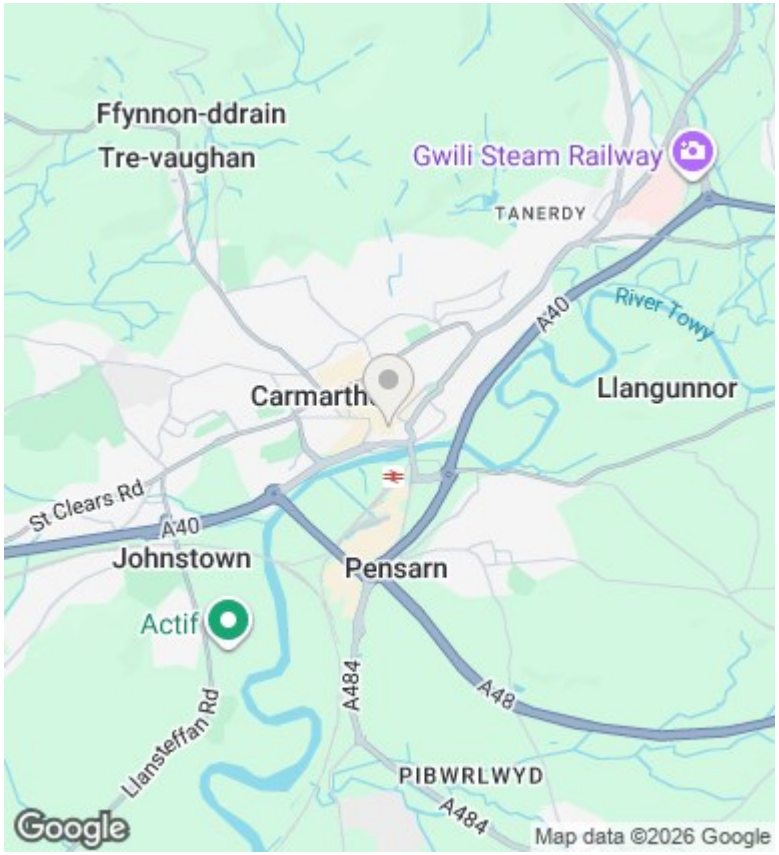
KITCHEN
14'0" x 8'0"
plus recess with extractor fan. Vinyl floor covering. Double bowl stainless steel sink unit. Canopied cooker hood.

SECOND FLOOR

ATTIC ROOM No 1
12'6" x 7'10"
with work surface. Sink unit. Single glazed sash window. Access to eaves storage off.

ATTIC ROOM No 2/OFFICE
18'0" x 10'0"
with exposed boarded floor. Vaulted sloping ceiling. Window overlooking 'Nott Square'.





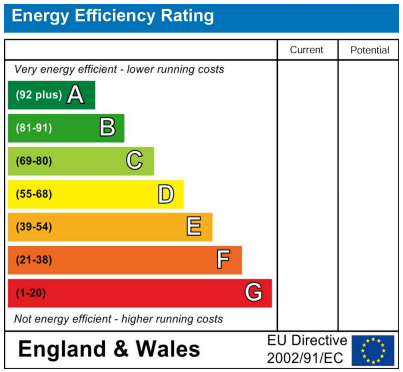
Directions

Viewings

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

Council Tax Band

Exempt



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