





Lock-Up Shop Red Lion Lane, R/O No 7 Guildhall Square, Carmarthen, SA31

£5,250 (From) Per Annum

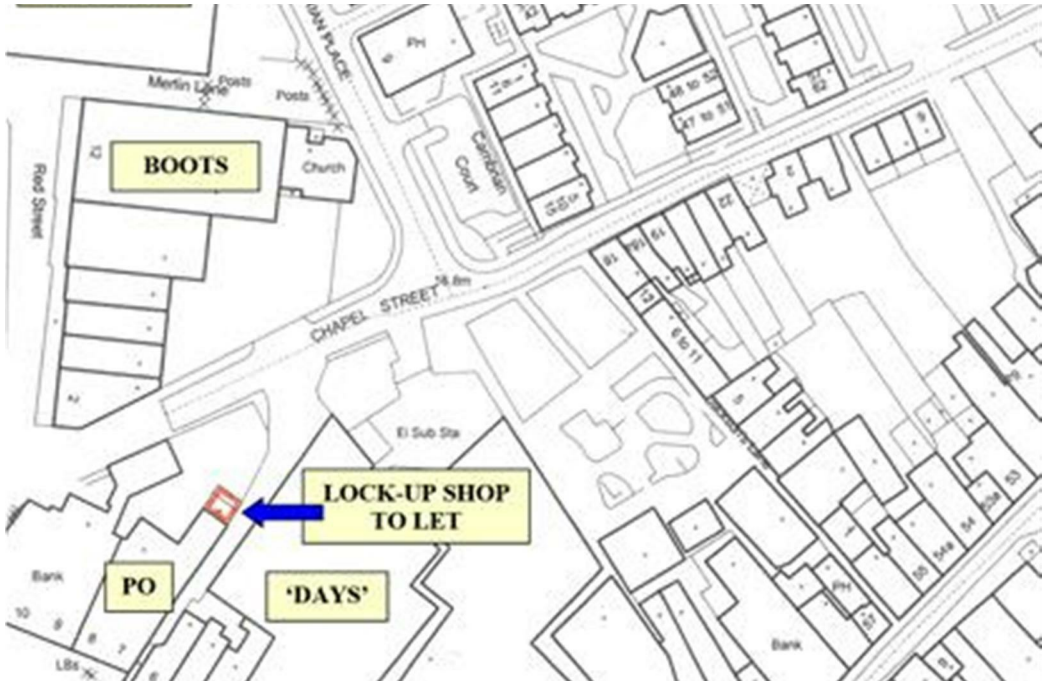
- 2 STOREY LOCK-UP SHOP/CAFE/TAKEAWAY PREMISES.
- ESTABLISHED TRADING POSITION.
- RENT/SECURITY DEPOSIT: - A security deposit of £1,000 (one thousand pounds) is required that will be held by the Solicitors pending termination of any Lease.
- FRONTING PEDESTRIAN THOROUGHFARE.
- JUST OFF 'GUILDHALL SQUARE'.
- FEES: - The ingoing Tenant will be responsible for the Landlord's reasonable Agents and Legal Fees in this matter.
- APPROXIMATE FLOOR AREA 30 SQ.M.
- TERMS: - Flexible terms available - subject to rent reviews.
- NON-REFUNDABLE DEPOSIT: - The ingoing Tenant will pay a non-refundable deposit in the sum of £500 that will form part of the first quarters rent, however should the ingoing Tenant withdraw from taking up a Lease of the premises having agreed to do so then

Lock-Up Shop Red Lion Lane, Carmarthen SA31 1PN

TO LET - CARMARTHEN TOWN CENTRE.
A long established DETACHED LOCK-UP SHOP/CAFE/TAKEAWAY PREMISES affording a floor area over two floors of approximately 30m2 that affords excellent scope fronting onto a pedestrianised thoroughfare at the rear of 'DAYS'/Post Office just off 'Red Street' and 'Guildhall Square' at the centre of the County and Market town of Carmarthen.

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Council Tax Band: Exempt



The property comprises a purpose built detached pr

CAFE/TAKEAWAY
13'8" x 11'8"
with ceramic tiled floor. Air conditioning unit. PVCu double glazed double doors with side screens to fore. 8 Power points. Sink unit. Staircase to first floor. 7'11 (2.41m) Ceiling height.

FIRST FLOOR

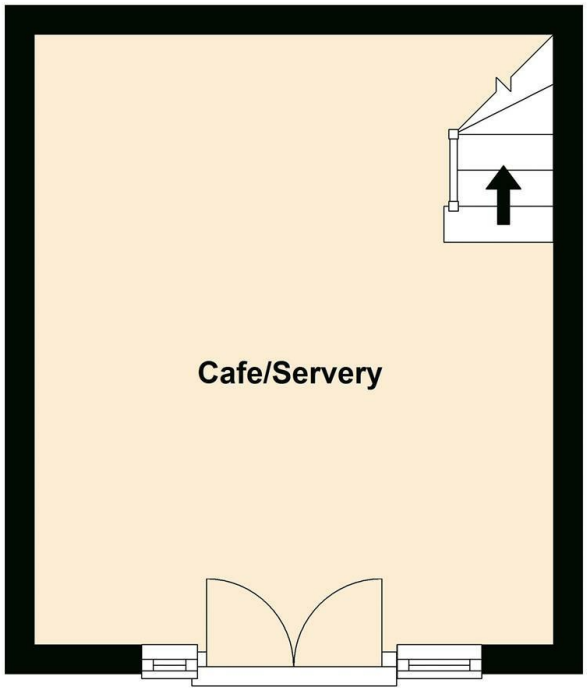
PREPARATION/STAFF ROOM
11'8" x 11'0"
with ceramic tiled floor. Part tiled walls. PVCu double glazed window. Vaulted part sloping ceiling with part loft storage over. Wash hand bowl. Extractor fan. 5 Power points plus fused points.

SEPARATE WC
with extractor fan.

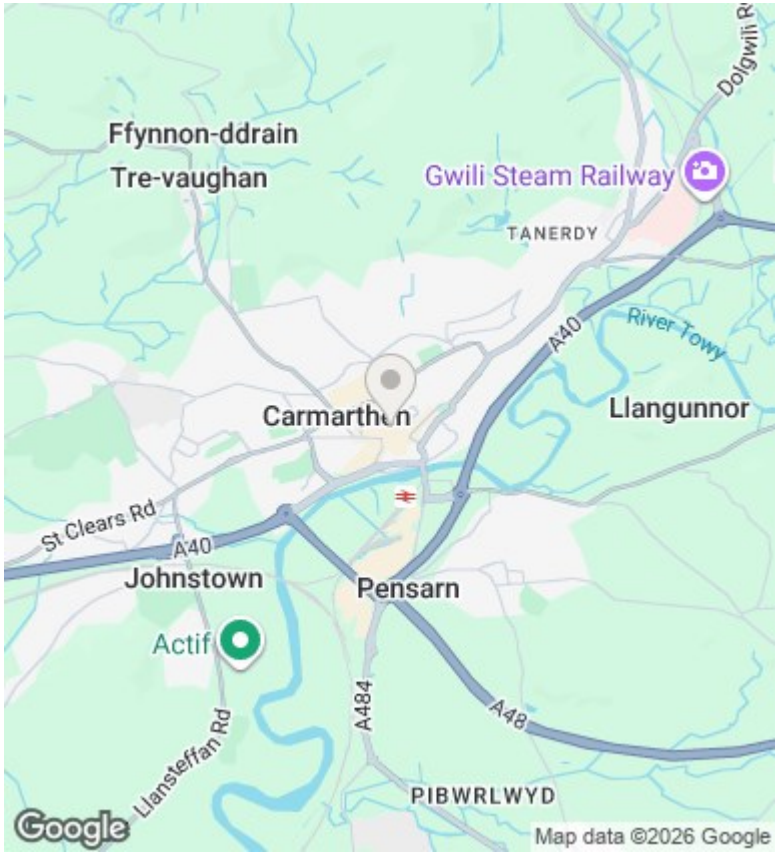
RENT/SECURITY DEPOSIT: -
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NON-REFUNDABLE DEPOSIT: -
The ingoing Tenant will pay a non-refundable deposit in the sum of £500 that will form part of the first quarters rent, however should the ingoing Tenant withdraw from taking up a Lease of the premises having agreed to do so then the non-refundable deposit will be forfeited.

FEES: -
The in-going Tenant will be responsible for the Landlord's reasonable Agents and Legal Fees in this matter.



Ground Floor
Approx. 14.8 sq. metres (159.0 sq. feet)



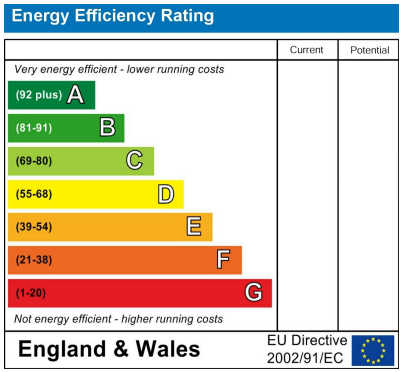
Directions

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