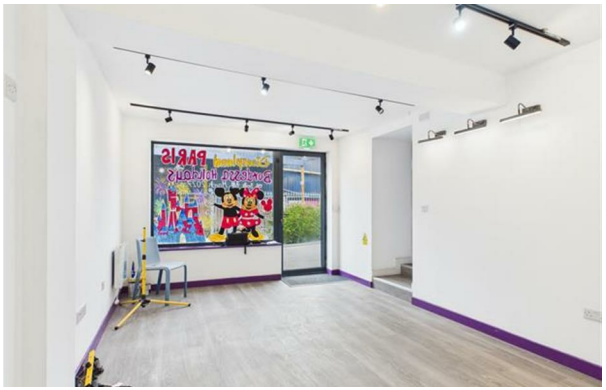
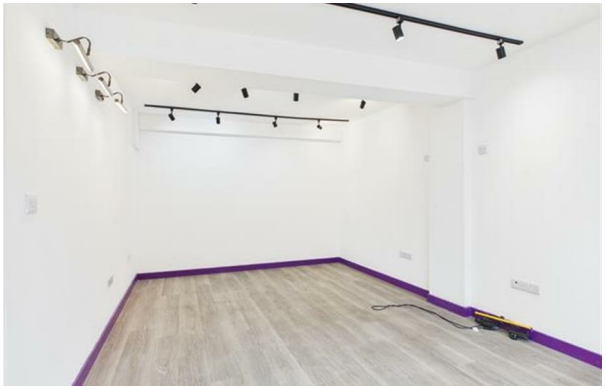






No 2 Old Stables Woods Row, Carmarthen, SA31 1BX

£9,500 (From) Per Annum

- ESTABLISHED GROUND FLOOR LOCK-UP SHOP UNIT.
- SUITABLE FOR A NUMBER OF USAGES.
- RENT/SECURITY DEPOSIT: - £1,000.
- INGOING TENANT WILL BE RESPONSIBLE FOR THE LANDLORDS FEES.
- FLOOR AREA = 60.2M² (647 FT²).
- AVAILABLE LONG TERM.
- NON-REFUNDABLE DEPOSIT: - £500.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- SECONDARY TRADING POSITION JUST OFF 'KING STREET'.
- COST OF ELECTRICITY INCLUDED IN THE RENT.
- FLEXIBLE TERMS.

No 2 Old Stables Woods Row, Carmarthen SA31 1BX

TO LET - CARMARTHEN TOWN CENTRE

A modern GROUND FLOOR LOCK-UP SHOP PREMISES that was previously utilised by a holiday travel company situated enjoying a secondary trading position fronting a busy thoroughfare close to the junction of 'Woods Row' with 'Little Water Street' just off 'King Street' and within a short walk of 'Red Street' Shopping Precinct and 'Marks and Spencer's' enjoying ease of access to 'St. Peters' and 'St. Johns' Municipal Car Parks at the centre of the County and Market town of Carmarthen.

0 1 0

Council Tax Band: Exempt





SHOP/RECEPTION OFFICE

18'4" x 10'11"

with plastic coated aluminium double glazed entrance door. 3 Picture lights. 6' 2" (1.88m) wide shop window. Spot lighting track. Boarded effect vinyl flooring. Electric panel heater. Telephone point. 9 Power points. 2 Internet points. Opening to

GENERAL OFFICE

19'6" x 17'0" overall

'L' shaped that incorporates a kitchen area with sink unit having a water heater and glazed wall cupboard. Boarded effect vinyl floor covering. PVCu double glazed window to fore. 2 Wall mounted electric panel heaters. 13 Power points. Spotlighting tracks.

SEPARATE WC

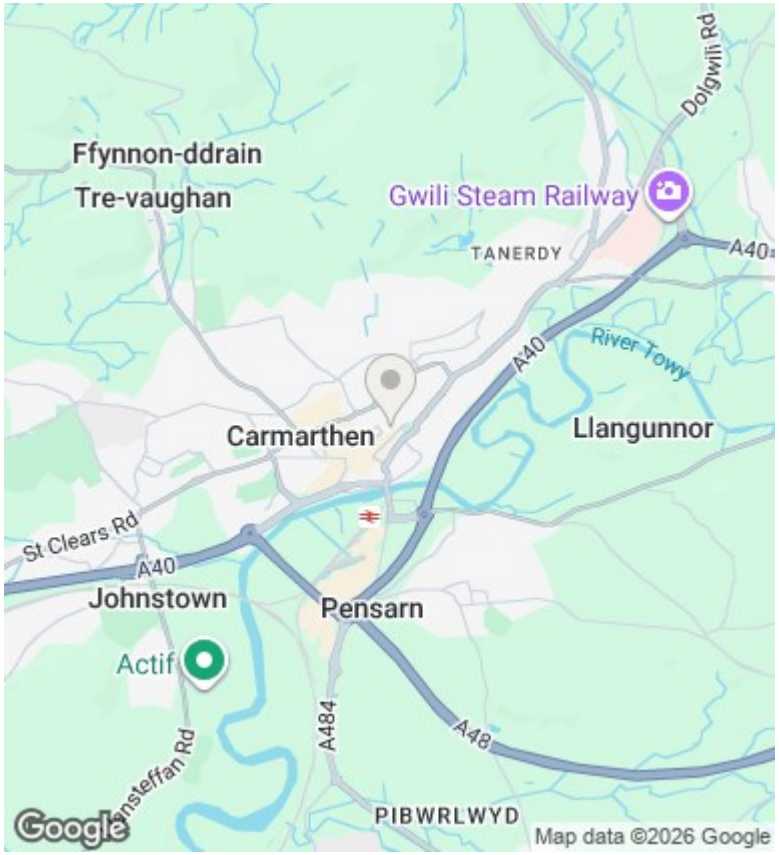
with PVCu opaque double glazed window. 2 Piece suite in white comprising wash hand basin with storage cupboard beneath and WC. Boarded effect vinyl floor covering.

STAFF ROOM

12'3" x 9'9" overall

'L' shaped with boarded effect vinyl floor covering. PVCu opaque double glazed window. Base unit. Wall mounted electric panel heater. Wash hand basin with storage drawers beneath. 6 Power points. Understairs storage cupboard.





Directions

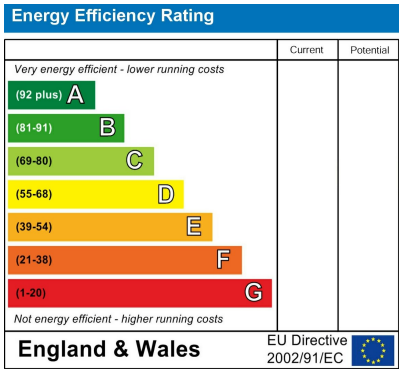
'No 2 Old Stables' is located towards the end of 'Woods Row' just before its junction with 'Little Water Street' and the property will be found on the right hand side opposite 'Carmarthen Free Books' and 'Neptune Swim School'.

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