

**Sales & Lettings of
Residential, Rural
& Commercial
Properties**

**GERALD R.
VAUGHAN**
• ESTATE AGENTS •

**Valuers
Land Agents
Surveyors**

Est. 1998

www.geraldvaughan.co.uk



- **SPACIOUS THREE STOREY
RETAIL/SHOP/OFFICE PREMISES.**
- **PROMINENT TRADING POSITION
FRONTING ONTO 'GUILDHALL SQUARE'.**
- **EXCELLENT SCOPE.**
- **2 ROOMED LETTING UNIT AT REAR -
CURRENTLY LET.**
- **HIGHLY VISIBLE POSITION WITH HIGH
'FOOTFALL'.**
- **FRONTING BUSY PEDESTRIAN
THOROUGHFARE.**
- **OVERALL FLOOR AREA 213 SQ. M. (2,291
SQ. FT.) APPROX.**
- **FIRST AND SECOND FLOORS ACCESSED
VIA INDEPENDANT ACCESS OFF REAR
COURTYARD.**

**No 1 Guildhall Square
Carmarthen
SA31 1PN**

£135,000 OIRO
FREEHOLD

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Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL



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CARMARTHEN TOWN CENTRE

*Situated occupying a long established prominent trading position fronting onto a busy pedestrian thoroughfare overlooking 'Guildhall Square' and comprising a **3 STOREY RETAIL/SHOP/ OFFICE PREMISES** with **2 ROOMED LETTING UNIT** at rear being located at the centre of the County and Market town of Carmarthen.*

AMPLE POWER POINTS THROUGHOUT. EMERGENCY LIGHTING.

APPLICANTS MAY BE INTERESTED TO NOTE THAT THE FIRST AND SECOND FLOORS AFFORD SCOPE FOR OFFICE ACCOMMODATION OR SUBJECT TO THE NECESSARY CONSENTS BEING OBTAINED, CONVERSION TO LIVING ACCOMMODATION.



Lower Ground Floor



Ground Floor



Floor 1



Floor 2

SHOP/PRIMARY SALES 32' 11" x 14' 10" (10.03m x 4.52m) overall with display windows to either side of the entrance door. Door to

LOWER GROUND FLOOR

HALLWAY 7' 5" x 3' 10" (2.26m x 1.17m) with **KITCHEN AREA off.** Wash hand basin and built-in cupboard off.

SEPARATE WC

STORE ROOM 6' 9" x 5' 7" (2.06m x 1.70m)

CELLAR/STORE ROOM 17' x 13' 2" (5.18m x 4.01m) max

APPROACHED FROM THE REAR SHARED COURTYARD via a gated alleyway off 'Guildhall Square' lies: -

COMMUNAL ENTRANCE HALL with staircase to the first/second floor accommodation. Doors to the two roomed letting unit and

SEPARATE WC with 2 piece suite in white comprising WC and wash hand basin. Understairs storage area off. 4 Power points. Wall mounted electric water heater.

THE LETTING UNIT is known as **Unit 1** is presently let on a 3 year lease that commenced in May 2024 with there being a passing rent of £3,000 per annum exclusive and comprises: -

ROOM No 1 9' 7" x 8' 10" (2.92m x 2.69m) with double door access/fire exit to the shared communal alleyway/Courtyard. Sun pipe. 4 Power points. Door to

ROOM No 2 9' 11" x 8' 9" (3.02m x 2.66m) with single glazed sash window. Door to outside. 4 Power points.

FIRST FLOOR - 9' (2.74m) Ceiling heights

LANDING 17' 2" x 13' 7" (5.23m x 4.14m) overall with staircase to the second floor. Single glazed sash window to rear. Understairs storage area. Fire door to

INNER HALL with fire door to

OFFICE 25' 6" x 19' 8" (7.77m x 5.99m) overall slightly 'L' shaped with exposed boarded floor. 3 Single glazed sash windows to fore. Shelved alcove. Telephone point.

SEPARATE WC with 2 piece suite in white comprising pedestal wash hand basin and WC. Single glazed sash window to rear. 1 Power point.



SECOND FLOOR - 8' 5" (2.56m) Ceiling heights

LANDING with exposed boarded floor.

INNER LANDING with exposed boarded floor.

OFFICE No 2 11' 10" x 7' 3" (3.60m x 2.21m) with single glazed sash window.

KITCHEN 7' 1" x 5' 11" (2.16m x 1.80m) with base kitchen unit incorporating a sink unit.

OFFICE No 3 21' 3" x 9' (6.47m x 2.74m) with access to loft space. Exposed boarded floor. Single glazed sash window to fore.

OFFICE No 4 18' 2" x 10' 9" (5.53m x 3.27m) overall with exposed boarded floor. 2 Single glazed sash windows to fore. Fitted airing/linen cupboard.

EXTERNALLY

Side/rear gated shared Courtyard.

NOTE

Applicants should note that the shop is presently let but will be vacant in September 2026.





DIRECTIONS: - The property is located **overlooking** 'Guildhall Square' **adjacent** to 'Days' Department Store, **opposite** the former Magistrates Court/'Lolfa Cofio Lounge' and **before** 'B&M' bargains.

No 1 GUILDHALL SQUARE (Shop and first/Second floor accommodation)

ENERGY EFFICIENCY RATING: -

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** -

UNIT 1 AT REAR OF No 1 GUILDHALL SQUARE (Ground Floor 2 roomed Letting Unit).

ENERGY EFFICIENCY RATING: - C (66)

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **Certificate No:** - 2723-9995-7431-0395-5743.

SERVICES: - Mains electricity, water, drainage. Mains gas available. Telephone subject to B.T. Regs.

RATEABLE VALUE: - **No 1 Guildhall Square** - 2026/27 = £10,750.

BUSINESS RATES PAYABLE: - 2026/27= £3,762.50p.

RATEABLE VALUE: - **Unit 1** - 2026/27 = £1,725

BUSINESS RATES PAYABLE: - 2026/27= £865.95p. *Oral enquiry only.*

RATEABLE VALUE: - **First/Second Floor** - 2026/27 = AWAITED

LOCAL AUTHORITY: - Carmarthenshire County Council, County Hall, Carmarthen.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

AGENTS NOTE: - None of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

15.07.2026 - REF: 7273