

TO LET
UNIT 2
15 JOHN STREET
CARMARTHEN • SA31 1QT

Subject to
Vacant Possession



2,067 sq.ft.



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LOCATION

Carmarthen is the county town and administrative centre of Carmarthenshire in south west Wales. The town is located approximately 87 km (54 miles) north west of Cardiff, 48 km (30 miles) north west of Swansea, 48km (30 miles) east of Haverfordwest, 30 km (20 miles) north of Llanelli, Carmarthenshire has a resident population of approximately 183,000 with approximately 16,000 living in Carmarthen. The town benefits from an excellent catchment of in excess of 250,000 people within a 40 minute drive.

SITUATION

The property occupies a 100% prime position on the western side of the intersection of John Street and Red Street. The recently developed indoor market is immediately to the north with Marks & Spencer & Boots immediately opposite. Other occupiers in the block include Trespass, Superdrug, Warren James, EE and Three.

St Catherine's Walk Shopping Centre is situated approximately 90 metres to the north, whilst Guildhall Square and Merlin's Walk Shopping Centre are approximately 50 metres and 85 metres to the south respectively.

ACCOMMODATION

The premises are located over ground and first floor providing the following dimensions and areas:-

Gross Frontage	6.50m	21'4"
Internal width	6.01m	19'1"
Shop depth	31.81m	104'5"
Sales area	182 sq.m	1959 sq.ft.
Ground Floor Store	10.04 sq.m	108 sq.ft.
First floor storage	279.3 sq.m	3005 sq.ft.

TENURE

The premises are available by way of a new lease, for a term to be agreed, at a commencing rental of £30,000 pax.

EPC

The premises has an Energy Performance Rating of B further details on request.



BUSINESS RATES

£42,250

UBR (2023/24) - 0.535

Rates payable - £22,604 (Estimate)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.



Prominent town centre location

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CONTACTS



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Subject to Contract & Vacant Possession

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