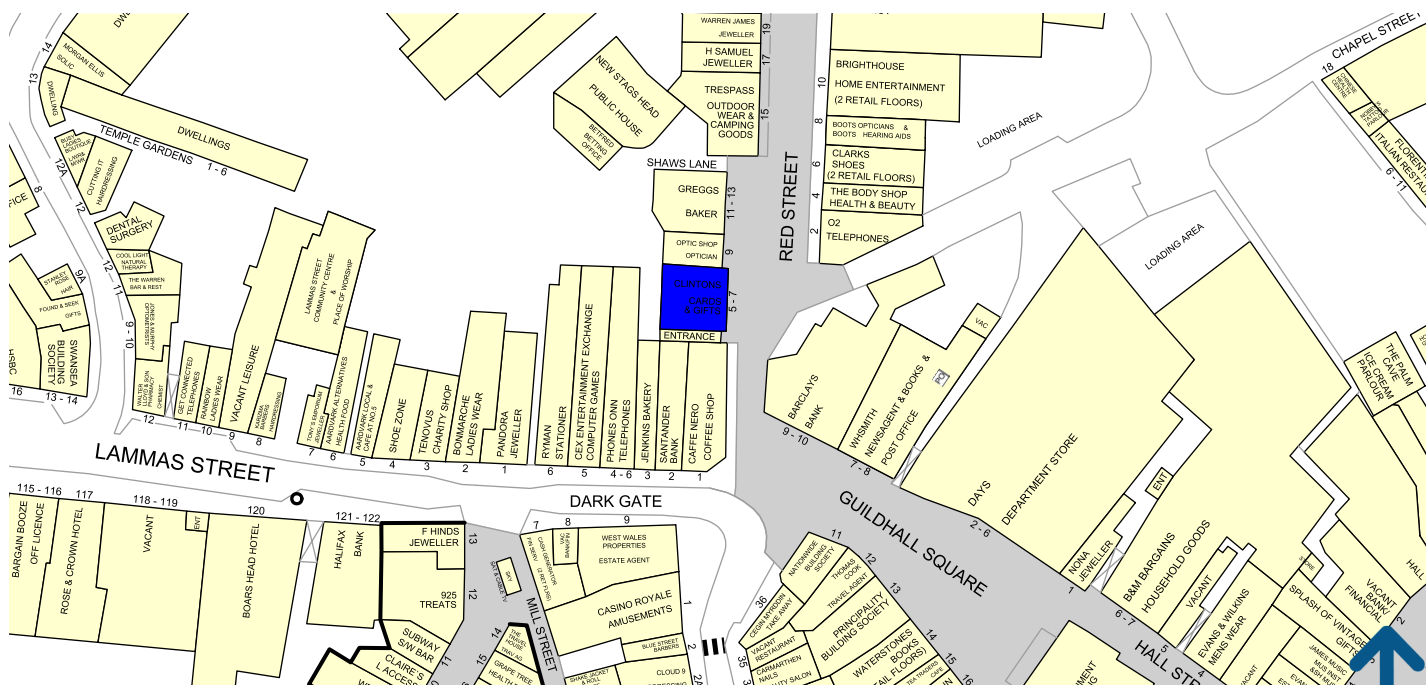


**5 - 7 RED STREET**  
CARMARTHEN, SA31 1QL



**PRIME SHOP TO LET - SUBJECT TO VACANT POSSESSION**  
GROUND FLOOR SALES - 1,307 SQ FT



The premises is located within the prime part of the pedestrianised Red Street, Carmarthen, with adjacent occupiers being Cafe Nero and Greggs. Other occupiers within the immediate vicinity include O2, Trespass, Boots and H.Samuel.

#### DESCRIPTION

The premises comprises ground floor accommodation with first floor ancillary space. Access is direct from Red Street whilst rear access is provided for deliveries.

#### TERMS

The premises is available on the basis or a new lease for a term to be agreed on an effective full repairing and insuring lease (via service charge) with five yearly upwards only rent reviews.

Quoting rent

On Application

#### RATEABLE VALUE

The 2017 Rateable Value for the property is:

Rateable value	£43,750
Rates payable	£23,406

Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

#### VAT

VAT is payable to the rent.

#### ACCOMMODATION

The property provides the following approximate areas and dimensions:-

Shop Depth/Built Depth	12.08 m	42 ft 0 in
Internal width	10.24 m	33 ft 6 in
Ground Floor Sales	121.42 sq m	1,307 sq ft
Ground Floor Store	85.65 sq m	922 sq ft

#### PLANNING

A1 use but other uses will be considered.

#### EPC RATING

TBC

#### LEGAL COSTS

Each Party to be responsible for their own costs incurred in this transaction.



#### VIEWING

To be arranged via sole letting agents:-

Ben Davies [ben.davies@coark.com](mailto:ben.davies@coark.com) 029 2034 6311

REF: BD 102244 - MARCH 2021

Ella Jefferies [ella.jefferies@coark.com](mailto:ella.jefferies@coark.com) 029 2034 6316

7/8 Windsor Place, Cardiff CF10 3SX | T 029 20 346346 [www.coark.com](http://www.coark.com)

Regulated by RICS

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