

# Terry Thomas & Co

ESTATE AGENTS



## Commercial Warehouse and Stores St. John Street

Whitland, SA34 0AP

Located in the heart of Whitland, St. John Street offers an outstanding opportunity for those in search of a commercial property. The property features a spacious layout that allows for flexible use, whether you envision a retail shop, a charming café, or a professional office space.

One of the key advantages of this property is its proximity to the train station, ensuring easy access for both customers and employees. Additionally, the property includes parking for several vehicles. This feature enhances convenience and accessibility, making it even more appealing to potential clients.

With its strategic location and versatile space, this commercial property on St. John Street is a remarkable opportunity that should not be overlooked.

**Offers in the region of £295,000**

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Front and rear access with a ramped access to fore leading to roller shutter door with uPVC double glazed window and a uPVC double glazed entrance door. Further entrance to side and rear access and parking to fore.

## Ground floor recessed area

98'4" x 30'6" (29.99m x 9.31m)

From the pedestrian door to fore leads to a ground floor recessed reception area and then in turn with steps either side leading to a mezzanine area. LED strip lighting, feature exposed support beamed ceiling. Partition wall leading through to further reception room.

## Reception room

27'10" x 9'10" (8.49m x 3.02m)

Built in cupboard which houses of all the fire, security system and

electrical RCD boxes. Reception room then leads through to another open display room.

## Open display room

40'5" x 15'4" (12.32m x 4.68m)

Ledge and brace pedestrian door to the fore, recess built in kitchenette with Stainless steel sink and hot water geyser, separate WC with a close coupled WC, wash hand basin fitted within a vanity unit. Door with a staircase leading to the attic storage space. An open staircase leading to the lower ground floor.

## Lower ground floor display room

55'10" x 38'8" (17.04m x 11.80m)

Ceiling height 4.42m, access doors leading through to cellar areas, ramped access to rear which leads through to further open stores area.

## Further open stores area

Sliding entrance doors which are 5.71m width x 4.03m height and an additional pedestrian fire exit door, also an additional recess stores area which measures 2.96m x 3.71m.

## Loft storage room/ office space

29'1" x 15'5" (8.87m x 4.70m)

Access to eaves storage space with LED strip lighting.





# Floor Plan

**Type:** Commercial  
**Tenure:** Freehold  
**Council Tax Band:**

**Services:** Electricity, water and drainage connected  
**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

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Cambrian Place Cambrian Place, Carmarthen, Carmarthenshire, SA31 1QG  
Tel: 01267 235330 Email: [sales@terrythomas.co.uk](mailto:sales@terrythomas.co.uk) <https://www.terrythomas.co.uk>

