

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R.
VAUGHAN
• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **£8,500 p.a. exclusive on an internal repairing and insuring lease payable quarterly in advance.**
- **SPACIOUS RETAIL/SHOP PREMISES OCCUPYING HIGHLY VISIBLE POSITION.**
- **19' (5.79m) WIDE DISPLAY WINDOW.**
- **OVERALL FLOOR AREA 95 SQ M.**
- **AIR CONDITIONING SYSTEM.**
- **FRONTING BUSY PEDESTRIAN THOROUGHFARE ENJOYING A PROMINENT TRADING POSITION.**
- **OFFICES/CONSULTING ROOMS AT FIRST FLOOR LEVEL SERVED BY A SEPARATE REAR ACCESS AND SUITABLE FOR A NUMBER OF USAGES - STP.**

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The Property
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

TO LET - CARMARTHEN TOWN CENTRE

A spacious **RETAIL/SHOP PREMISES** with **CONSULTING ROOMS/OFFICES AT FIRST FLOOR LEVEL** having the benefit of a *separate rear access* situated occupying a long established prominent trading position fronting onto a busy pedestrian thoroughfare that connects 'Nott Square' and 'Guildhall Square' at the centre of the County and Market town of Carmarthen.

2 'TOSHIBA' AIR CONDITIONING UNITS. BURGLAR ALARM.

AMPLE POWER POINTS THROUGHOUT.





SHOP 26' 6" x 19' 10" (8.07m x 6.04m) overall 'L' shaped with a prominent display window having an offset entrance door. 2 Air conditioning units. Feature engineered oak boarded floor. Slat wall boarding. Mains smoke detector. 4 Changing cubicles suitable for wheelchair access. 10' 2" (3.10m) Ceiling height. Spotlighting track. Door to the rear hall that gives access to 'St. Mary Street' and the first floor accommodation.

REAR HALL

with door to the inner hall and door to 'St. Mary Street'.

INNER HALL with staircase to

FIRST FLOOR - 9' 6" (2.89m) Ceiling heights

LANDING with mains smoke detector.

STOCK/STAFF ROOM 7' 2" x 5' 7" (2.18m x 1.70m) with fitted shelf. Fitted desk unit. PVCu double glazed window.

FITTED FLOOR TO CEILING STOCK CUPBOARD 4' 8" x 9' 11" (1.42m x 3.02m) off the landing with double doors.

INNER HALL with telephone point. 2 Power points. Opening to

GENERAL OFFICE 8' 4" x 8' 3" (2.54m x 2.51m) overall with telephone point. 4 Power points.

OFFICE No 1 14' 11" x 5' 9" (4.54m x 1.75m) with PVCu double glazed window to fore. 6 Power points.

OFFICE No 2 14' 1" x 6' 9" (4.29m x 2.06m) with PVCu double glazed window to fore. 8 Power points. Telephone point.

REAR OFFICE No 3 10' x 9' 2" (3.05m x 2.79m) with PVCu double glazed window. 6 Power points.

CLOAKS/WASH ROOM with opaque PVCu double glazed window. Wash hand basin. Door to

SEPARATE WC with PVCu opaque double glazed window.

PLANNING USE: - A1 Retail with office accommodation at first floor level

SHOP BUSINESS RATES PAYABLE: - 2025/26 =£5,822.00p - **BEFORE** applying any Business Rate reliefs that may apply to the property.

BUSINESS RATES PAYABLE FIRST FLOOR: - The first floor is known for Rating purposes as 'No 6 St Mary Street' with the amount payable for the financial year 2025/26 = £1,931.20p before applying any Business Rate reliefs that may apply to the property.

RENT: - £8,500 per annum exclusive payable quarterly in advance on an internal and insuring lease.

TERMS: - Flexible terms - 3, 5, or 7 years available - subject to rent reviews.

FEES: - The ingoing tenant will be responsible for the Landlords reasonable agents and legal costs in this matter.

SECURITY DEPOSIT: - A security deposit of £1,000 is required that will be held pending termination of any lease.

NON - REFUNDABLE DEPOSIT: - A non-refundable deposit of £500 is required and which will form part of the first quarters rent should the transaction proceed but would be forfeited should the prospective tenant decide against proceeding with the transaction having agreed to do so or does not complete the transaction in a timely matter.



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

DIRECTIONS: - 'Hall Street' is located at the **centre** of the County and Market town of Carmarthen and **connects** 'Guildhall Square' with 'Nott Square'.

ENERGY EFFICIENCY RATING: - E (103).

ENERGY PERFORMANCE CERTIFICATE: - The full EPC may be viewed online by visiting the **EPC Register Website** and by inserting the following **RRN** No – 0970-7260-0460-2000-0034.

RENT: - **£8,500** per annum exclusive payable **quarterly in advance** on an **internal repairing and insuring Lease**.

SERVICES: - Mains electricity, water and drainage. Mains gas available. Telephone subject to BT Regs.

SHOP RATEABLE VALUE: - 2025/26 = £10,250.

BUSINESS RATES PAYABLE: - 2025/26 =£5,822.00p - **BEFORE** applying any Business Rate reliefs that may apply to the property.

The **FIRST FLOOR OFFICES** are rated separately and known as 'No 6 St Mary Street' with the **RATEABLE VALUE** being £3,400

BUSINESS RATES PAYABLE: - 2025/26 £1,931.20p. **BEFORE** applying any Business Rate reliefs that may apply to the property.

AGENTS NOTE: - **None** of the services or appliances, heating, plumbing or electrical installations mentioned in these letting particulars have been tested by the Letting 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 letting of the property.

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

08.10.2025 - REF: 7132