emanueljones
chartered surveyors

8 Dark Gate Street

Carmarthen, Dyfed, SA31 1PT

TO LET

TOWN CENTRE RETAIL UNIT
1,205 ft² (111.97 m²)

+ Prominent position
+ Modern refurbishment
+ A2 use

029 2081 1581

www.emanuel-jones.co.uk

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LOCATION

Carmarthen is the county town of Carmarthenshire in West Wales. Swansea and Cardiff are located 26 and 67 miles east respectively.

The property is situated in a prominent position with high footfall within an established secondary retail pitch of Carmarthen on Dark Gate Street, nearby retailers include Santander, Café Nero, Halifax and Nationwide.

DESCRIPTION

The property comprises a two-storey terraced retail unit with ground floor sales area, showroom, office space, kitchen and W.C.

The first floor provides space previously used as a boardroom. There is also ancillary basement storage accommodation.

ACCOMMODATION

The property provides the following apporoximate areas;

Ground Floor Sales	720 ft²	|	(66.89 m²)
First Floor	255 ft²	|	(23.73 m²)
Basement	230 ft²	|	(21.35 m²)
Total area	1,205 ft²	|	(111.97 m²)

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

USE

The property benefits from A2 planning use. There is potential for alternative uses subject to planning consent.

VAT

The property has been elected for VAT and will be charged where applicable.

RENT

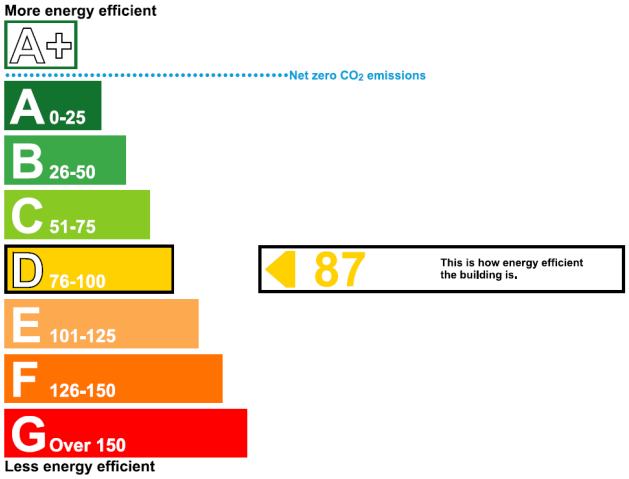
£18,000 per annum exclusive.

BUSINESS RATES

The rateable value of the property is £10,000 and we understand the property benefits from small business rates relief.

For the year ending March 31st 2018 the rates payable are approximately £3,327. Interested parties should rely on their own enquiries with the Local Authority.

EPC



LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through joint agents Emanuel Jones & West Wales Properties:-

Contact: David Williams / Leo Llewellyn
Email: david@emanuel-jones.co.uk
leo@emanuel-jones.co.uk

Contact: Neil Evans
Email: neil@westwalesproperties.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

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February 2018

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