



4 Red Street, Carmarthen, SA31 1RA

TO LET

RETAIL UNIT

1,870 sq ft (172.3 sq m)

- + Excellent location
- + A1 planning use
- + Quoting £25,000 per annum

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Carmarthen is a town in south west of Wales. The town is located approximately 87 km (54 miles) north west of Cardiff, 48 km (30 miles) north west of Swansea. The town benefits from an excellent catchment of in excess of 250,000 people within a 40 minute drive.

The property occupies a prime position on Red Street near to the intersection to John Street. It forms part of a parade of shops with other occupiers including Boots, Boots Opticians, Pavers and Clarkes. M&S is in close proximity.

DESCRIPTION

The property comprises a ground floor sales area with additional first floor space.

ACCOMMODATION

The property has been measured on a net internal area basis and provides the following areas:

| | |
|---------------|-----------------------------------|
| Ground Floor: | 1,008 sq ft (88.3 sq m) |
| First Floor: | 862 sq ft (84 sq m) |
| TOTAL | 1,870 sq ft (172.3 sq m) |

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

We understand the property benefits from A1 planning use.

RENT

The property is available at a quoting rent of £25,000 per annum exclusive.

BUSINESS RATES

The rateable value of this property is £25,750. using the 2024/25 UBR multiplier (0.562), this equates to a rates payable of £14,471.50

Interested parties should reply on their own enquiries with the Local Authority.

EPC

The property is to be assessed.

VAT

All figures are quoted exclusive of VAT where applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment through joint agents Emanuel Jones & Calan Retail:-

Contact: David Williams / Luca Piazza
Email: david@emanuel-jones.co.uk
07980 832593

luca@emanuel-jones.co.uk
07393 305972

or

Contact: Nick Golunski
Email: nick.golunski@calanretail.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



November 2024

4 Red Street,
Carmarthen, SA31 1RA

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