emanuel**jones**
chartered surveyors

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

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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 £25,000. Using the 2026/27 UBR multipler (0.350), this equates to a rates payable of £8,750.

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

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November 2024

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.