



We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DC/BT/55651/160317

DESCRIPTION

A ground floor retail unit which has most recently been used as an "American Diner" and therefore would be suitable for both retailing as well as use as a coffee shop/café. The premises have a corner access and have the benefit of display windows along Nott Square and Hall Street frontages. To the rear down a flight of steps is a staff rest room/WC as well as a large store room.

LOCATION

Carmarthen is the main retail centre for much of South West Wales attracting regular trade not only from the immediate area, but also from the region generally. Other town centre occupiers include Marks & Spencer, Debenhams, W H Smiths and Boots as well as a very good mix of local traders. The town also benefits from a main administrative centre including the main County Council Offices, police headquarters and general hospital.

ACCOMMODATION

The approximate floor space of the retail area is 540 sq ft (50.19 sq m) with the basement kitchen/rest room of 175 sq ft (16.31 sq m) and basement store of approx 274 sq ft (25.49 sq m).

RATES

According to the gov.uk website, the rateable from April 2017 has been amended to £10,500. The web site also estimates that the rates payable for the 2017/2018 will be £3,929.

TENURE

The premises are available on a new internal repairing and insuring lease for a term of years to be agreed with the tenant being responsible for rates, utility costs and other usual outgoings.

RENT

£15,000 per annum.

AVAILABILITY

Immediately upon completion of legal formalities.

VIEWING ARRANGEMENTS

Please contact David Cochlin in our Commercial Department on 0844 848 4336 or via email to dc@johnfrancis.co.uk or commercialwest@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday 9am to 5.30pm.

PLEASE NOTE

Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Guildhall Square in the centre of Carmarthen, head up hill with W H Smiths on the left into Hall Street where the premises will be found on the left-hand side when entering Nott Square.