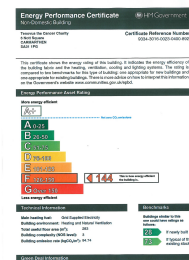




## Office Suite, 1 Hall Street, Carmarthen SA31 1PH

**£10,000 Per annum**

Town Centre Location  
Easy Access To/From Public Transport  
Approx 1,328 sq ft (123.42 sq m)  
Close To All Local Amenities



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**DC/BT/56103/160317**

### **DESCRIPTION**

Upper floor office suite in the middle of Carmarthen town centre with a net floorspace of approx 1,328 sq ft (123.42 sq m). The premises are generally in good condition with the first floor has been recently refurbished and the suite overlooks Nott Sq giving it a pleasing working environment.

### **LOCATION**

The county town of Carmarthen is the main administrative centre for the county of Carmarthen as well as much of West Wales. It is home to the main County Council Offices as well as Dyfed Powys Police Headquarters, the general hospital and large university college. Carmarthen is also the main retail centre for the area combining a good range of national retailers including Marks & Spencer, Boots, W H Smiths and Waterstone as well as a large range of local traders including many speciality shops and galleries.

### **ACCOMMODATION**

The approx usable floor spaces is 1,328 sq ft (123.42 sq m) which is made up of 469 sq ft (43.59 sq m) on the first floor, 488 sq ft (43.35 sq m) on the second floor and the third floor is 371 sq ft (34.48 sq m), although some of the third floor is of restrictive headroom.

### **RATES**

According to the gov.uk website, the rateable value for the premises from April 2017 is £8,700. The website also projects that the estimated rates payable for the 2017/2018 Financial Year are £1,953.

### **TENURE**

The premises are available on a new lease for a term of years to be agreed on an internal repairing basis with the tenant being responsible for the payment of Local Authority rates, utility costs, etc.

### **RENT**

£10,000 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](mailto:dc@johnfrancis.co.uk) or [commercialwest@johnfrancis.co.uk](mailto: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 and into Hall Street. The entrance door will be found on the left-hand side immediately before the retail unit on the corner of Hall St and Nott Sq..