

12 Guildhall Square

Carmarthen, SA31 1PR

BP2

Commercial Property
& Development Land



TO LET

1,617 SQ FT
(150.22 SQ M)

£12,000 PER ANNUM

Former A2 unit with offices above. Suitable for conversion to ground floor retail (STP).

- Market Town
- Prominent Secondary Location
- Pedestrianised Area
- 3 Floors plus Basement
- Freehold Sale Considered

Summary

Available Size	1,617 sq ft
Rent	£12,000 per annum
Rates Payable	£9,088 per sq ft
Rateable Value	£16,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (97)

Description

A substantial mid-terrace 3 storey building providing commercial accommodation. It is an established building of traditional construction with a brick front elevation under a tiled roof.

It fronts directly onto Guildhall Square and has a retail frontage thereto. A small rear yard area exists.

Location

The property occupies a prominent location in Guildhall Square which is an area of mixed commercial uses comprising retail and A2 occupiers.

It has a good secondary trading location in the West Wales market town of Carmarthen with adjoining occupiers including T G Jones, Days Dept Store, Waterstones, Nationwide BS and Principality BS.

Accommodation

Floor/Unit	Size	sq ft	sq m	Availability
Lower Ground	217 sq ft	217	20.16	Available
Ground	451 sq ft	451	41.90	Available
1st	458 sq ft	458	42.55	Available
2nd	491 sq ft	491	45.62	Available
Total		1,617	150.23	

Specification

- Suspended Ceiling incorporation recessed Lighting on ground floor
- Staff Welfare Facilities
- Carpeted Floor Coverings Throughout
- Glazed Shop Front

Terms

Flexible Full Repairing and Insuring lease terms available at an initial rent of £12,000 pax exclusive of VAT

Alternatively, our client would consider a sale. Freehold Price - £150,000 ex VAT.

Use

Currently vacant but formerly used as a Travel Agent with offices above. Suitable for retail use, subject to planning.



Viewing & Further Information



Ceri Daniel

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In accordance with Anti Money Laundering requirements, we may be required to establish the identity and source of funds of all parties to any sale or leasehold transactions. The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained herein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 03/02/2026



Energy performance certificate (EPC)

12 Guildhall Square CARMARTHEN SA31 1PR	Energy rating D	Valid until: 24 October 2029
		Certificate number: 9200-1931-0361-3790-8010

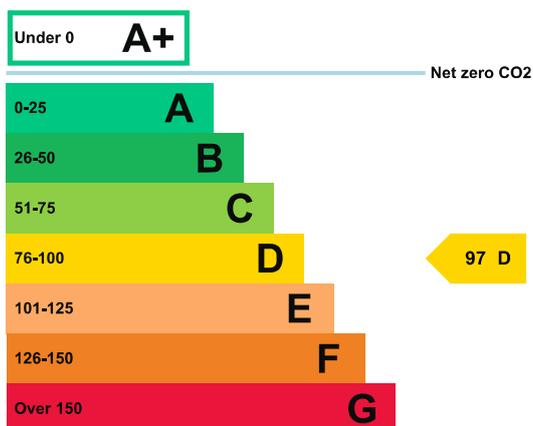
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	221 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	23 A
If typical of the existing stock	75 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	68.68
Primary energy use (kWh/m ² per year)	406

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9131-4090-0316-0890-7121\)](/energy-certificate/9131-4090-0316-0890-7121).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Martin Shell
Telephone	07976 298965
Email	mshell@dipsurveyors.co.uk

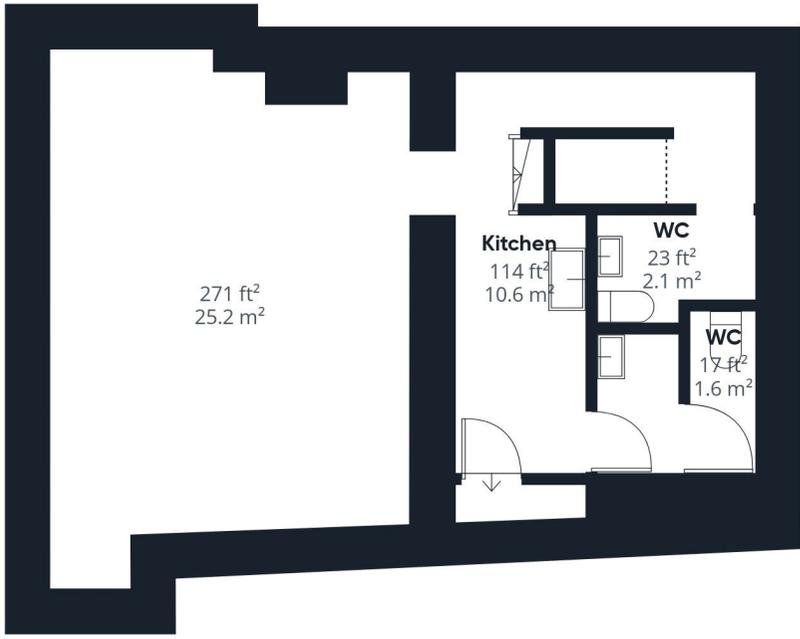
Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

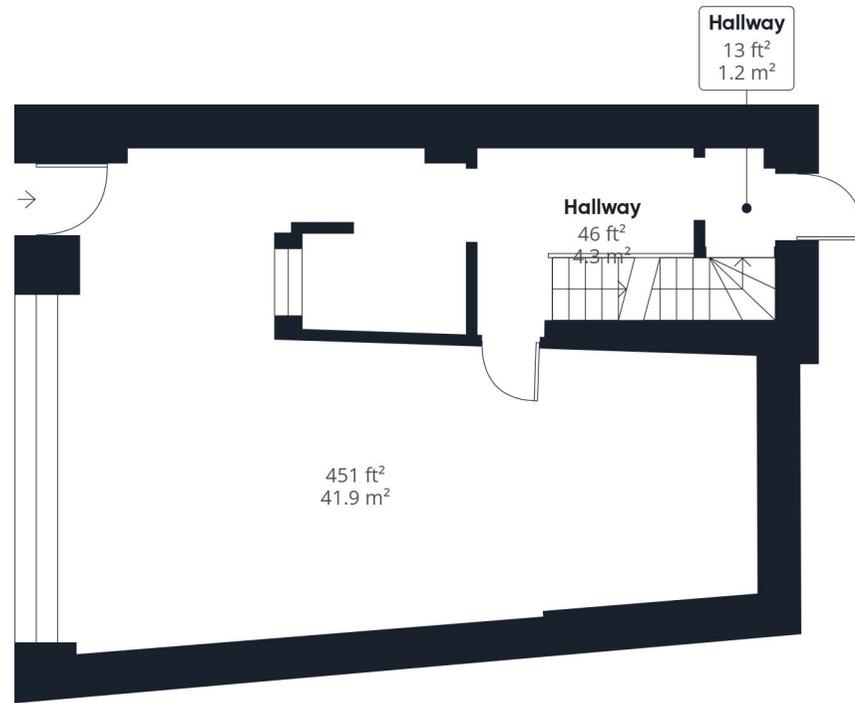
Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019719
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

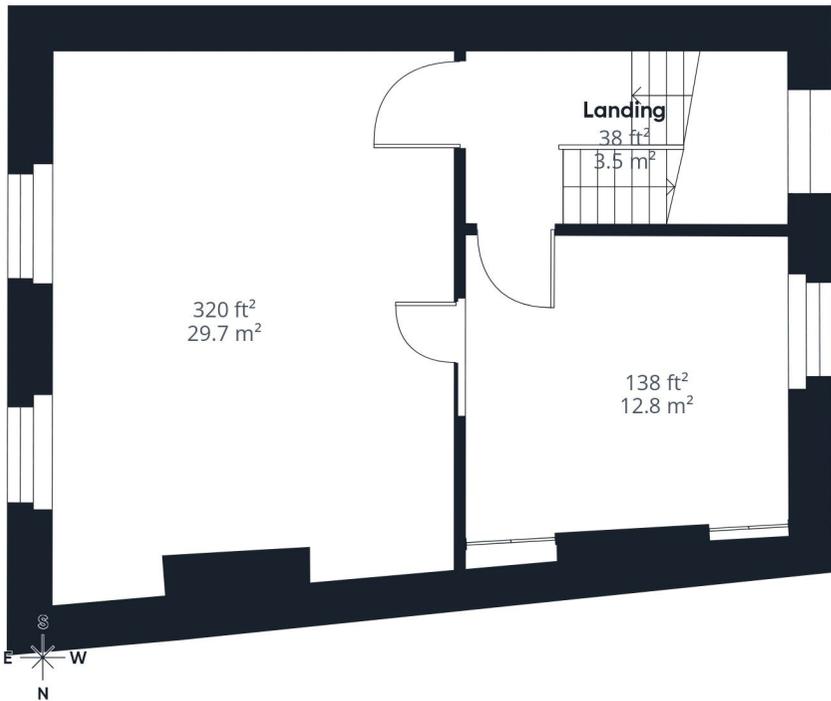
Employer	DLP Surveyors Ltd
Employer address	3 Merthyr Mawr Road, Bridgend, Mid Glamorgan, CF31 3NH
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	23 October 2019
Date of certificate	25 October 2019



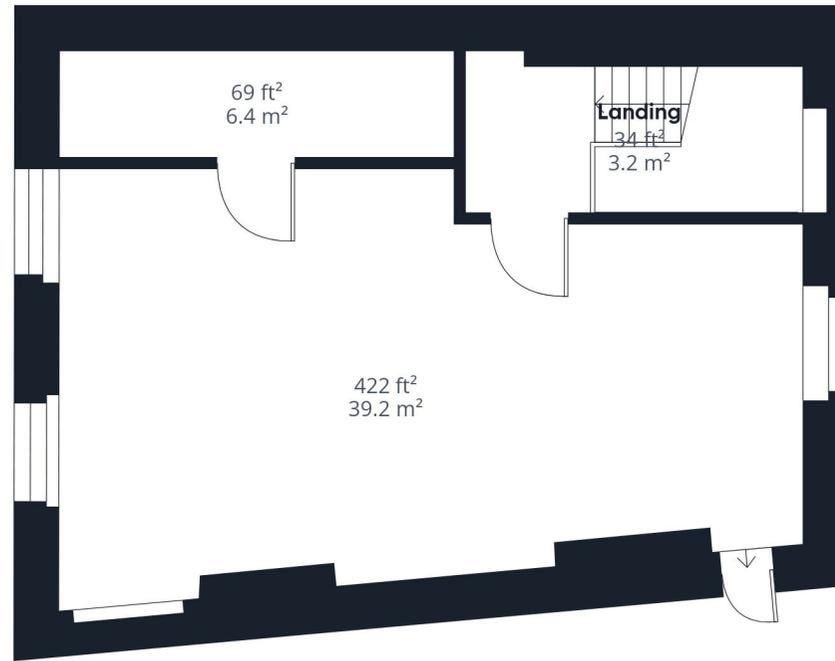
Basement



Ground Floor



First Floor



Second Floor

Approximate total area⁽¹⁾

1987 ft²
184.6 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.