

5 Hall Street

Carmarthen, SA31 1PH

BP2

Commercial Property
& Development Land



TO LET

358 SQ FT
(33.26 SQ M)

£750 PER MONTH

Fully fitted commercial unit
in prominent central pitch

- Fully Refurbished, Modern Fit Out
- Prime Town Centre Location
- W.C, Electric Heating & LED Lighting
- No VAT Payable
- £617 pa Business Rates
- Former cafe Premises

Summary

Available Size	358 sq ft
Rent	£750 per month
Rates Payable	£3,635.20 per annum Rates payable are £618 per annum once SBRR is applied.
Rateable Value	£6,400
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (67)

Description

A fully refurbished cafe/retail unit in the heart of Carmarthen Town Centre, is available due to the expansion of the current business.

The unit is currently fitted out as a coffee shop, the fixtures and fittings are available by way of separate negotiations.

Location

The property is prominently situated in the heart of Carmarthen Town Centre, just off the historic Guildhall Square, opposite Cofio Lounge and next door to B&M.

Specification

The ground floor property has undergone an extensive refurbishment and benefits from the following features:

- Newly plastered walls and ceilings
- Glazed shopfront
- Phase 1 electric
- Electric panel heating
- LED strip lighting
- DDA compliant W.C
- Storage area
- LVT flooring

Viewings

For further information, or if you would like to arrange a viewing, please contact us.

Terms

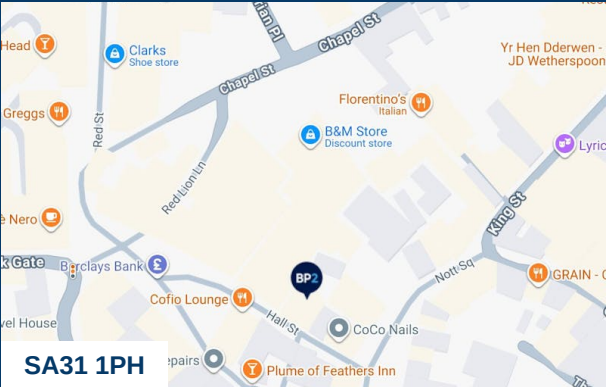
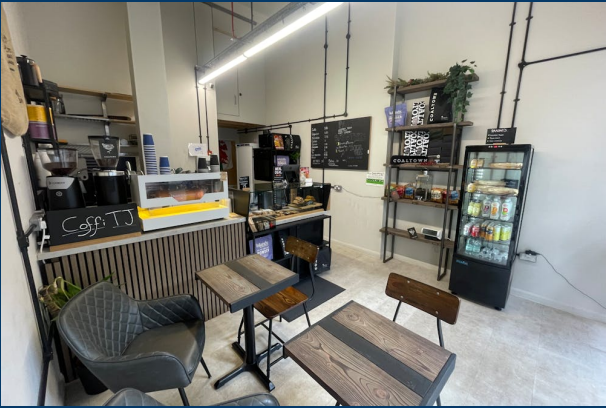
The property is available by way of a new full repairing and insuring lease direct with the Landlord. Flexible terms available.

Quoting rent - £9,000 per annum (£750 pcm).

Fixtures and Fittings are available via negotiations with the current Tenant, please enquire for further details.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor	358	33.26	Let
Total	358	33.26	



Viewing & Further Information



David Blyth MRICS
07966 752301
david@bp2property.com



Ceri Daniel
07827120389
ceri@bp2property.com

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