

9 Elliston Terrace

Carmarthen, SA31 1HA

BP2

Commercial Property
& Development Land



TO LET

848 SQ FT
(78.78 SQ M)

£12,000 PER ANNUM

Prominent Town Centre
Premises providing High
Specification Office
Accommodation in Central
Location

- Well Presented Two Storey Office Premises
- Prominent Central Location
- Suitable for a Variety of Professional Uses
- Adjacent to John Street Car Park
- Easy Access to Town Centre Amenities
- £588.85 per annum Business Rates Payable (SBRR)
- Available Due to Re-Location

Summary

Available Size	848 sq ft
Rent	£12,000 per annum
Rates Payable	£3,463.80 per annum Rates payable are £588.85 once SBRR is applied.
Rateable Value	£6,900
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (57)

Description

We are pleased to offer To Let this attractive two-storey end of terrace commercial property, located in a well-established prominent position and within walking distance of Carmarthen town centre.

The property comprises well-proportioned, adaptable space over ground and first floors, the accommodation is well maintained and benefits from a high specification throughout.

The ground floor provides an office or retail area with display frontage, while the first floor offers additional office, meeting or staff accommodation, together with a kitchenette and WC facilities.

Location

The property occupies a prominent roadside position on Elliston Terrace, within an established mixed-use area offering convenient access to the town centre and surrounding amenities, as well as John Street car park.

Carmarthen serves as the principal administrative and commercial hub for West Wales, benefiting from excellent transport links via the A40 and A484, providing easy access to the M4 motorway and the wider South Wales region.

Specification

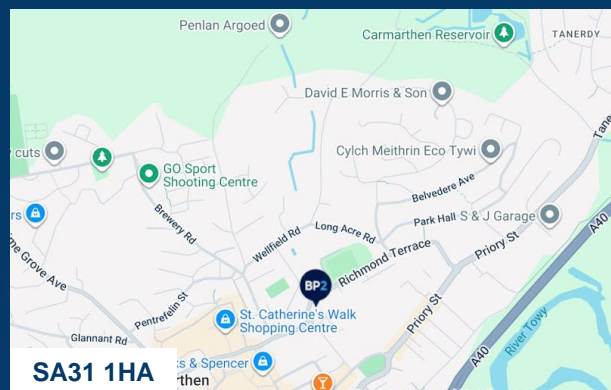
- Suspended Ceilings
- Cellular Offices & Meeting Room
- Rear Garden
- Staff W.C and Shower Facilities
- Fully Fitted Staff Kitchen
- First Floor Tea Point
- LED Lighting
- Gas Central Heating
- Air Conditioning

Terms

Quoting Terms - £12,000 per annum

Accommodation

Name	sq ft	sq m	Availability
Ground - Office 1	139	12.91	Available
Ground - Office 2	132	12.26	Available
Ground - Kitchen	132	12.26	Available
1st - First Floor Office 3	206	19.14	Available
1st - First Floor Office 4	117	10.87	Available
1st - First Floor Office 5	25	2.32	Available
1st - First Floor Office 6	97	9.01	Available



Viewing & Further Information



Ceri Daniel

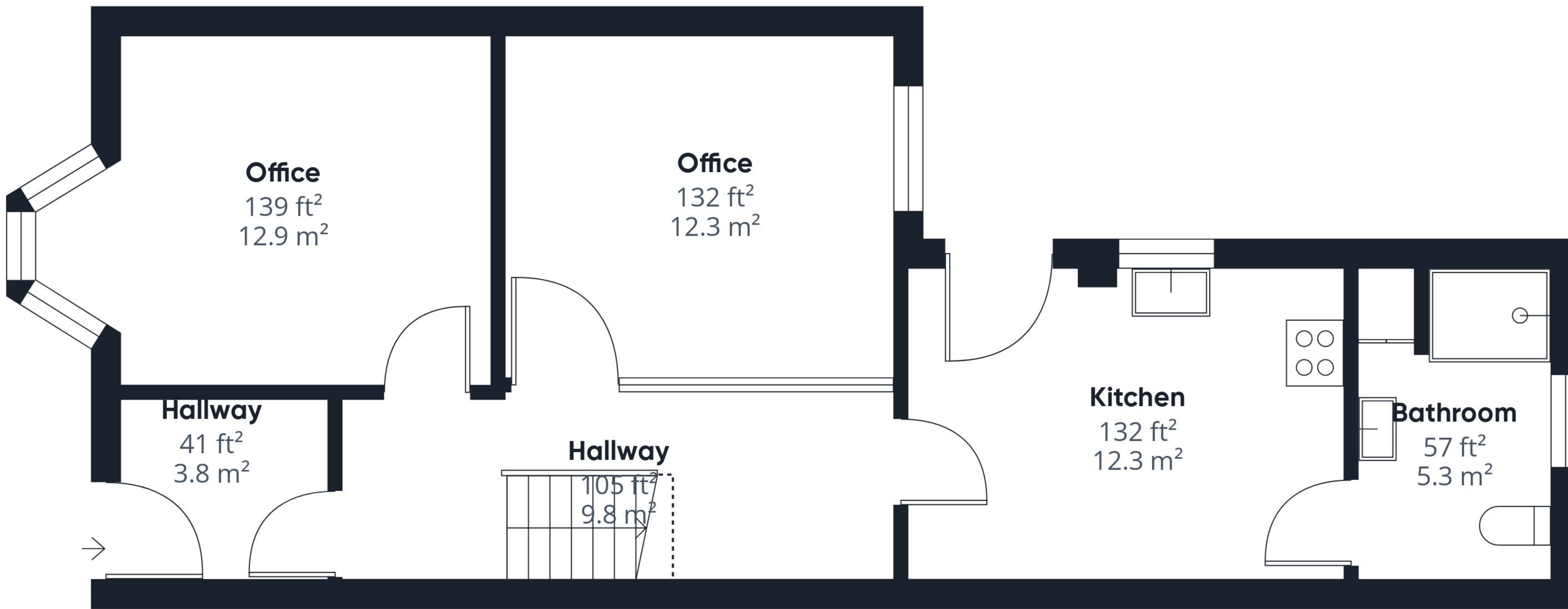
07827120389

ceri@bp2property.com

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Name	sq ft	sq m	Availability
Total	848	78.77	





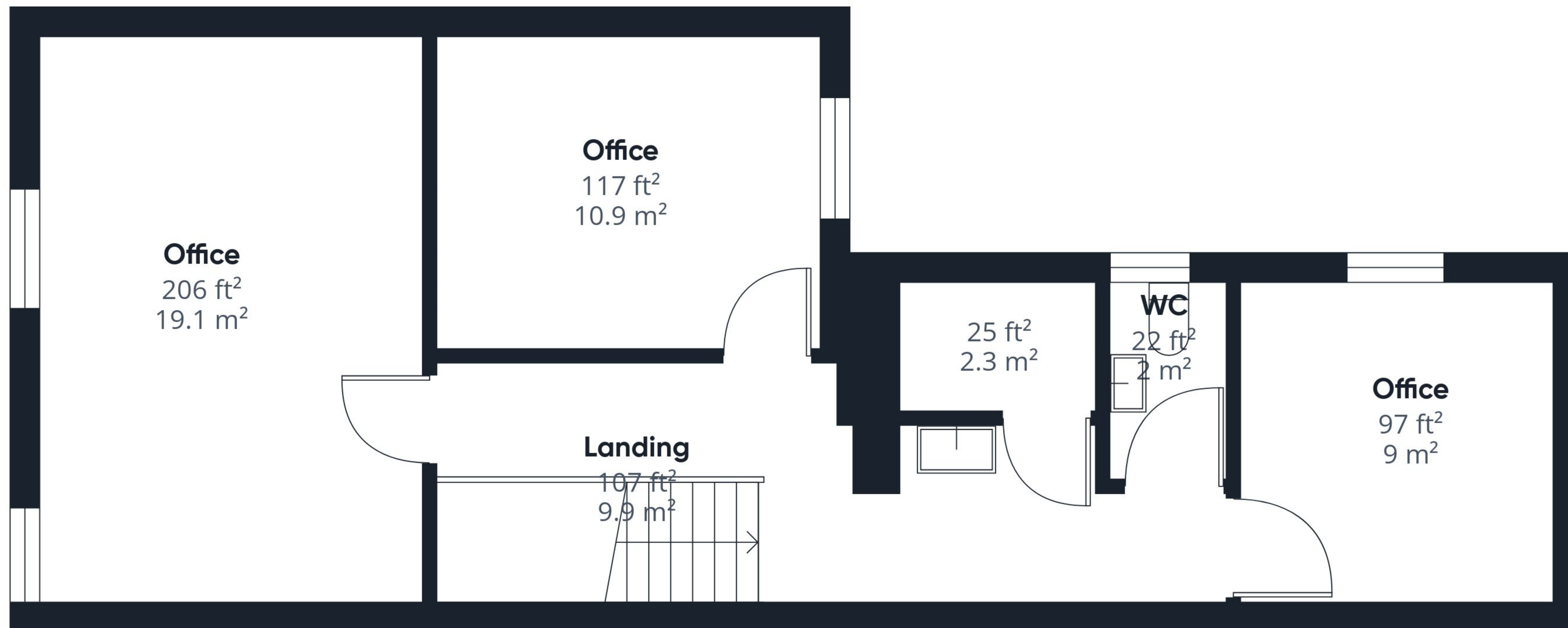
Ground Floor

Approximate total area⁽¹⁾

1184 ft²
110 m²

Reduced headroom

13 ft²
1.2 m²



First Floor

(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.