



6-7 Hall Street
Carmarthen, SA31 1PH

LARGE RETAIL PREMISES TO LET

24,563 sq ft
(2,281.98 sq m)

- 14,266 sq. ft. Ground Floor Sales Area
- Extensive Ancillary Space
- A1 Use - Other Uses Considered Subject To Planning
- Possibility of sub-division
- 5 Car Parking Spaces
- Rent On Application

6-7 Hall Street, Carmarthen, SA31 1PH

Summary

Available Size	24,563 sq ft
Rent	Rent on application
Rates Payable	£42,921 per annum Wales Standard Multiplier 2026/27
Rateable Value	£85,500
Service Charge	N/A
VAT	VAT is payable to the rent
Legal Fees	Each party to bear their own costs
EPC Rating	D (77)

Location

The property occupies a good position on Hall Street in Carmarthen town centre, opposite Carmarthen Town Hall and linking Guildhall Square with Nott Square. Carmarthen serves as the principal retail centre for West Wales and benefits from excellent road connections via the A40, A48 and A484. The property benefits from rear servicing access via Chapel Street, with 5 car parking spaces. Occupiers nearby include Loungers, Days Department Store, Waterstones, Principality Building Society and Barclays.

Description

The property comprises a former discount store extending to 24,563 sq ft over two floors. The property provides extensive retail and ancillary accommodation, benefiting from a prominent glazed frontage, rear servicing yard, five car parking spaces and lift access throughout. The property is suitable for a variety of uses, subject to planning, and may offer potential for subdivision.

Accommodation

The accommodation comprises the following approximate areas and dimensions:

Name	sq ft	sq m
Ground - SALES	14,266	1,325.35
1st - Ancillary	10,297	956.62
Total	24,563	2,281.97

Terms

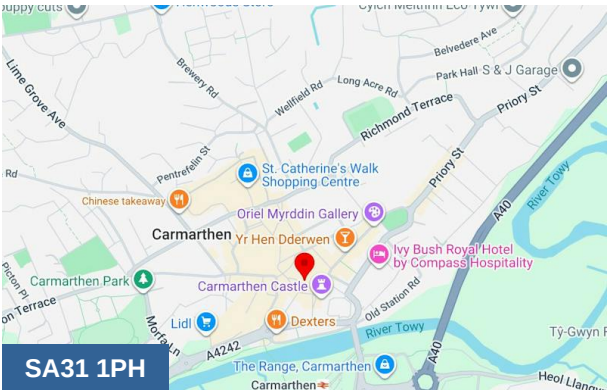
The unit is available to let on the basis of a new lease for a term to be agreed via full repairing and insuring terms.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.

Viewings

By appointment via sole letting agents Cooke & Arkwright.



Viewing & Further Information



Sebastian Branfield
02920 346 315
seb.branfield@coark.com



Ben Davies
02920 346 311
ben.davies@coark.com