

17 NOTTS SQUARE

CARMARTHEN | CARMARTHENSHIRE | SA31 1PQ

HUNT &
THORNE
CHARTERED SURVEYORS



RETAIL SHOP FOR SALE

- BUSY TOWN CENTRE LOCATION
- THREE-STOREY BUILDING WITH ANCILLARY ACCOMMODATION TO THE UPPER FLOORS AND BASEMENT
- A NEW GROUND FLOOR LEASE IS AGREED UNTIL 27.4.26
- 538 SQ FT GROUND FLOOR SALES AREA
- TOTAL FLOOR AREA 2,186 SQ FT
- OFFERS IN THE REGION OF £75,000

LOCATION

Located within the popular trading location of Notts Square, Carmarthen. The premises is surrounded by national and local traders which include Specsavers, B&M Bargains, WH Smiths and Andrew Price Hairdressers. Carmarthen is a market town located 30 miles west of Swansea, with access to the M4 Motorway provided by the A48 dual carriageway.



DESCRIPTION

A three storey terrace retail premises, with a double frontage ground floor showroom window, beneath a pitched slate roof.

ACCOMMODATION

	Sq M	Sq Ft
GF Sales	49.98	538
GF Storage	33.40	360
FF Store/staff	46.60	502
SF Store	61.30	660
TF Store	11.80	126
Total	203.10	2,186

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £10,750.

UBR for Wales 2025/26 is 56.8p in the £.

Interested parties are asked to verify this information.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

TENURE

Freehold.

SALE PRICE

Offers in the region of £75,000.

TENANCY

The property is currently let and has a lease in place for a term of 12 months from 28.04.25. The rent is currently £5,400pax.

EPC

Band C

CN: 0960-7936-0301-4070-1070

VAT

All prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

Each Party responsible for their own costs.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

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