

**PRIME SHOP UNIT**

**2 Lammas Street  
Carmarthen  
SA31 3AD**



**TO LET**

## LOCATION & DESCRIPTION

The premises occupy a prime location on Lammas Street, Carmarthen, immediately opposite the Greyfriars Shopping Centre and close to Red Street in what is one of the busiest footfall locations for the town.

Other occupiers in the immediate vicinity include Field & Trek, Edinburgh Woollen Mill, Vodaphone, F Hinds and Julian Graves.

## ACCOMMODATION

The property affords the following areas and dimensions:-

Gross Frontage	24ft 6in	7.47m
Internal Width	23ft 8in	7.21m
Shop Depth	97ft 2in	29.66m
Ground Floor Sales	2,186 sqft	203.08 sqm
First Floor Front Store	298 sqft	27.68 sqm
First Floor Rear Store	240 sqft	22.29 sqm
Second Floor Store	296 sqft	203.08 sqm

## LEASE TERMS

The property is available on a new lease for a term of years to be agreed.

## RENTAL

Rental offers in the region of £35,000 per annum exclusive.

## RATES

We are informed by the Local Rating Authority that the property has been assessed for rates as follows:-

Rateable Value	£36,250.00
Rates Payable (2021/22)	£19,393.75

Due to Covid-19, all retail, leisure and hospitality businesses in Wales occupying properties with a rateable value of £500,000 or less will receive 100% non-domestic rates relief for the financial year 2021/22.

Please discuss with the local authority to check whether you are eligible for any rates relief.

## EPC

A copy of the Energy Performance Certificate is available upon request.

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

## VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:

**Robert Hales** • Tel: **07775 910995** • E-mail: **robert@ejhales.co.uk**

**Owen Cahill** • Tel: **07824 638338** • E-mail: **owen@ejhales.co.uk**

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.



