

1 King Street
Carmarthen
Carmarthenshire
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OFFICE TO LET

**First Floor Office, 118-119 Lammas Street, Carmarthen,
SA31 3AE**

First floor office unit, measuring approximately 4,600 sqft (427 sqm), located on Lammas Street which is home to Pandora, Shoe Zone, Halifax, Swansea Building Society, HSBC, and many independent boutique shops. Situated a stones throw away from Merlins Walk Shopping Centre and the prime retailing pitch of Red Street. The property benefits from being in close proximity to the Wilko pay and display car park. Lease length and terms negotiable. £21,000 per annum. For all viewings please contact Swift Property Services.



£21,000 PA

LOCATION - The property is located on Lammas Street in Carmarthen which is home to Pandora, Shoe Zone, Halifax, Swansea Building Society, HSBC, and many independent boutique shops. Located just behind the property is the popular Merlins Walk Development with many national occupiers including Argos, Claire's, Holland and Barrett, Specsavers and Subway. The property benefits from being in close proximity to the Wilko pay and display car park.

Carmarthen is the county town administrative centre of Carmarthenshire in south west Wales. The town is located approximately 87 km (54 miles) west of Cardiff, 48 km (30 miles) west of Swansea, 48 km (30 miles).

Carmarthenshire has a resident population of approximately 185,000 with approximately 15,000 living in Carmarthen. The town benefits from an excellent catchment in excess of 250,000 people within a 40 minute drive.

Carmarthen benefits from good transport links being located on the intersection of the A40 and A48 dual carriageway. The A48 provides direct access to the M4 motorway approximately 25 km (16 miles) to the south east, providing access to Swansea, Cardiff and the national motorway network.

DESCRIPTION - The property is located on the first floor of 118-119 Lammas Street and provides office accommodation. The accommodation comprises a ground floor entrance hall off Lammas Street which leads into a series of office and meeting rooms on first floor. The specification includes:

- Suspended ceilings
- Double glazed windows
- Fluorescent light fittings
- Carpeted floors
- Electric heating
- Female and male WC
- Kitchen/staff room

ACCOMMODATION - The property provides circa 4,600 sqft (427 sqm).

LEASE TERMS - The property is available by way of a new internal repairing and insuring lease for a term of years to be agreed.

USE - The property benefits from office use. There is potential for alternative uses subject to planning consent.

RENT - £21,000 per annum exclusive.

BUSINESS RATES - Rateable Value: £25,724 / Rates Payable (2019/2020): £13,531

EPC - Details available on request

LEGAL COSTS - Each party to bear their own legal and professional costs incurred.

VIEWING -

Swift Property Services

Lydia Crane

01267 231394

lydia@swiftpropertyservices.co.uk

Cooke and Arkwright

Ben Davies

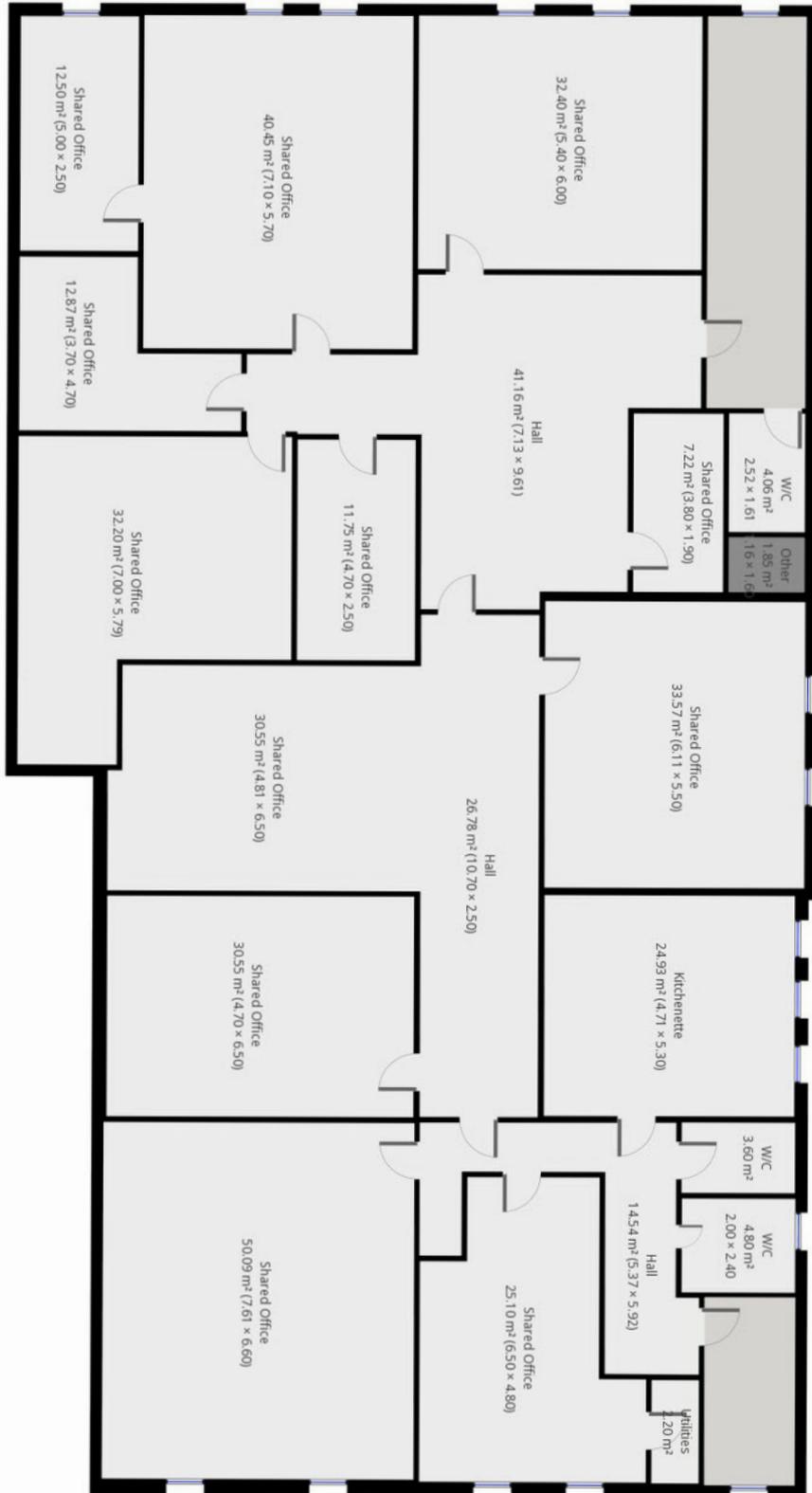
029 20 346 311

ben.davies@coark.com

PLEASE NOTE -These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Property Services and it would be the responsibility of the purchaser to do so.

Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Relocations Ltd - Company reg: 7283983





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Energy Performance Certificate

Non-Domestic Building



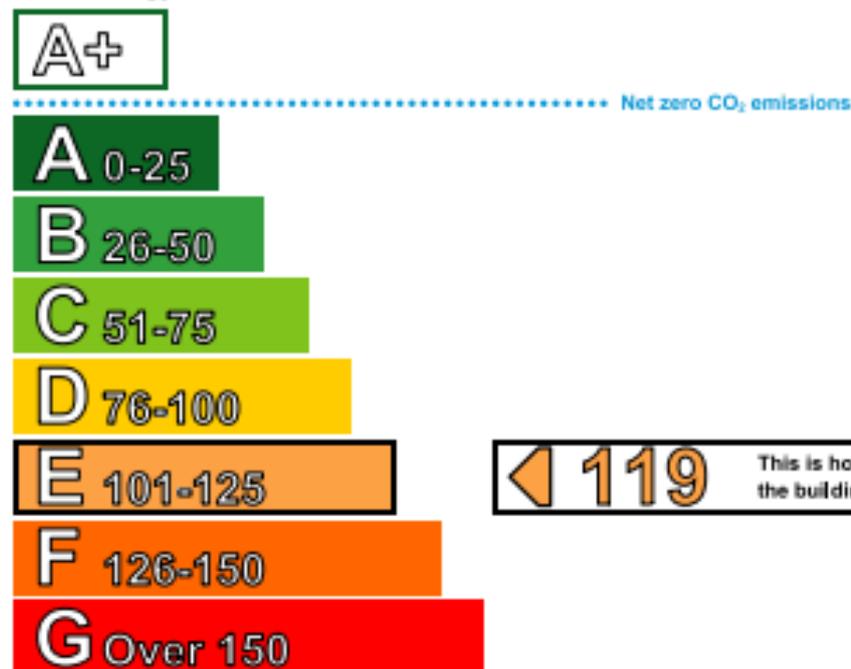
Office Block
118-119 Lamas Street
CARMARTHEN
SA31 3AE

Certificate Reference Number:
0840-0731-0379-0391-0006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	529
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	125.46
Primary energy use (kWh/m ² per year):	742.13

Benchmarks

Buildings similar to this one could have ratings as follows:

14	If newly built
45	If typical of the existing stock