

1 King Street  
Carmarthen  
Carmarthenshire  
SA31 1BA  
Tel: 01267 231 394  
Email: [info@swiftpropertyservices.co.uk](mailto:info@swiftpropertyservices.co.uk)  
[www.swiftpropertyservices.co.uk](http://www.swiftpropertyservices.co.uk)



## TO LET

### Nightclub @ 7 Queen Street, Carmarthen, SA31 1JR

Basement premises, formerly used as a nightclub, measuring 4,233 sqft (393.2 sqm) located on Queen Street, Carmarthen. Ground floor frontage to Queen Street which is home to many successful bars and restaurants, including Diablo's and Cafe No. 4. The property benefits from solid floors, lighting, bar, dance floor, WC and kitchenette facilities. Mains water and electricity. Lease length and terms negotiable. £11,000 per annum. For all viewings please contact Swift Property Services.



# £11,000 PA



---

## **MEASUREMENTS / DESCRIPTION**

**LOCATION** - The property is located on Queen Street, Carmarthen, which is home to many successful bars and restaurants including Diablo's and Cafe No. 4. The property is also in close proximity to Co Op, Lloyds Bank, Natwest, many independent boutique shops and is also located conveniently within walking distance of St Peters 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 (16miles) to the south east, providing access to Swansea, Cardiff and the national motorway network.

**DESCRIPTION** - Basement unit, with ground floor frontage to Queen Street, measuring circa 4,233 sqft (393.2 sqm). Ideal for nightclub premises. The property benefits from solid floors, lighting, bar, dance floor, WC and kitchenette facilities. Mains water and electricity.

**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 nightclub use. There is potential for alternative uses subject to planning consent.

**RENT** - £11,000 per annum exclusive.

**BUSINESS RATES** - Rateable Value: £24,750 Rates Payable (2019/2020): £13,019

**EPC - E rating: 121**

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

**SERVICES** - Mains water & electricity.

**VIEWING** -

**Swift Property Services**

01267 231394

info@swiftpropertyservices.co.uk

**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 Sales & Commercials 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

---

# Energy Performance Certificate

Non-Domestic Building



Metro Nightspot  
9 Queen Street  
CARMARTHEN  
SA31 1JR

Certificate Reference Number:  
9900-4990-0311-8910-6080

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](http://www.gov.uk/government/collections/energy-performance-certificates).

## Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 121 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	511
Assessment Level:	4
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	131.37
Primary energy use (kWh/m <sup>2</sup> per year):	777.09

## Benchmarks

Buildings similar to this one could have ratings as follows:

- 31 If newly built
- 102 If typical of the existing stock