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## SHOP TO LET

**118-119 Lammas Street, Carmarthen, SA31 3AE**

Ground floor shop unit with ancillary basement area, measuring approximately 5,431 sqft (505 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. £45,000 per annum. For all viewings please contact Swift Property Services.



# £45,000 PA

**LOCATION** - The property which was formerly traded as Peacocks, is located on Lammas Street in Carmarthen. 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 comprises ground floor sales with ancillary accommodation provided in the basement. Access to the property is directly from Lammas Street.

**ACCOMMODATION** - The property provides the following approximate areas and dimensions.

Internal width	18m	59 sqft
Shop depth	32m	105 sqft
Ground floor sales	504.54 sqm	5,431 sqft
Basement - ancillary	121 sqm	1,304 sqft

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

**RENT** - £45,000 per annum exclusive.

**BUSINESS RATES** - Rateable Value: £35,000 / Rates Payable: £18,410

**EPC** - C (74)

**VAT** - VAT is payable on the rent

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

**VIEWING** -

**Swift Property Services**

Lydia Crane

01267 231394

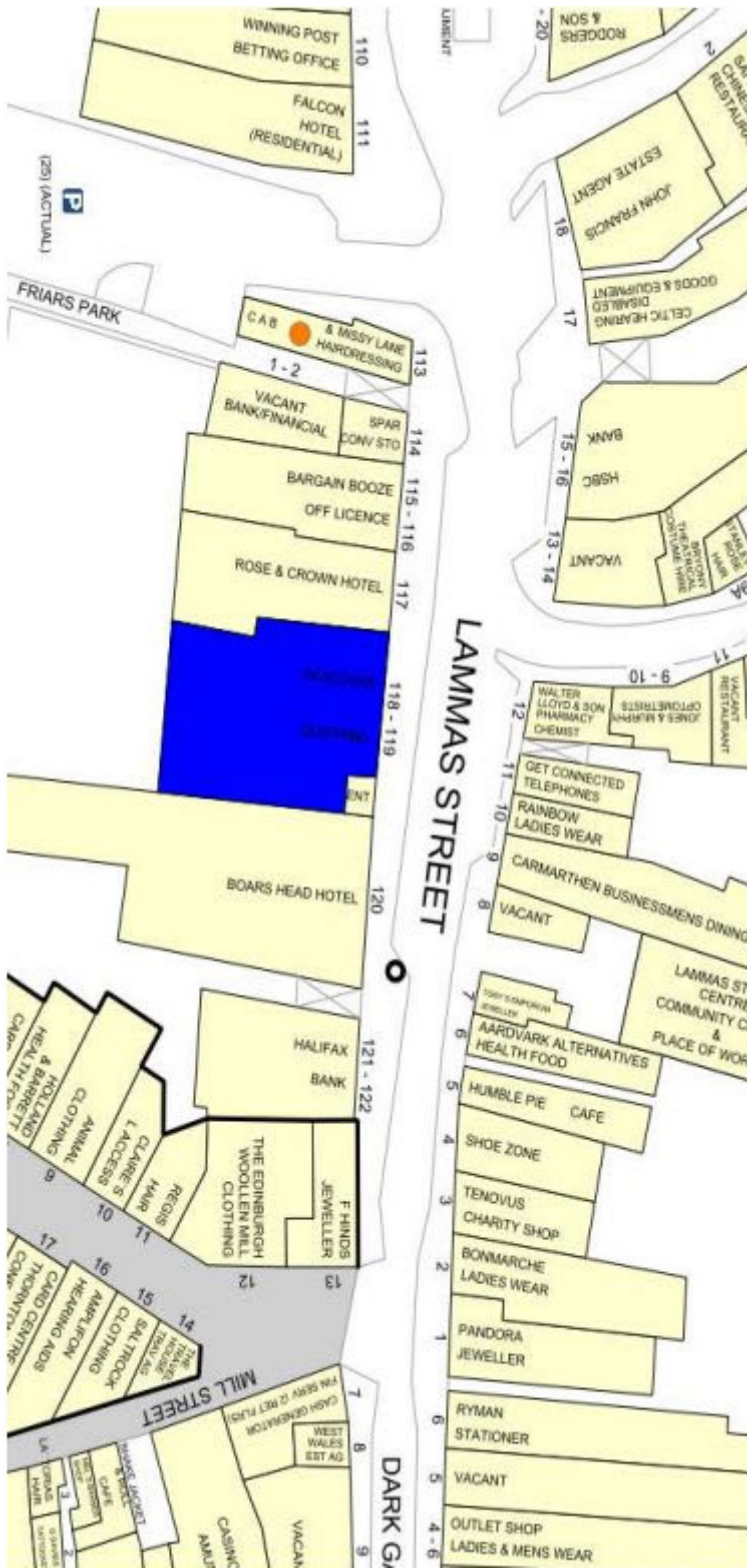
[lydia@swiftpropertyservices.co.uk](mailto:lydia@swiftpropertyservices.co.uk)

**Cooke and Arkwright**

Ben Davies

02920 346311

[ben.davies@coark.com](mailto: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 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



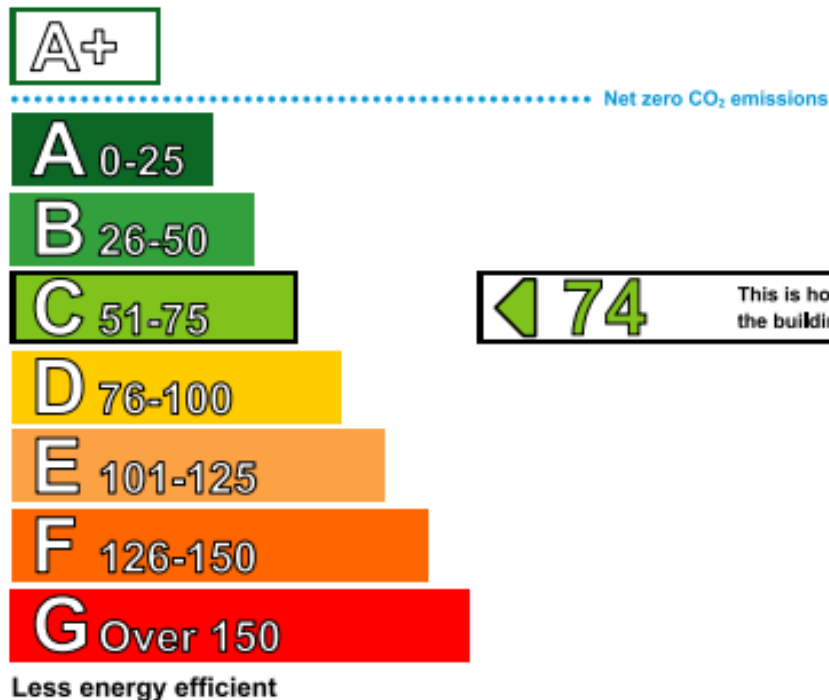
GF AND BASEMENT  
118 Lammas Street  
CARMARTHEN  
SA31 3AE

Certificate Reference Number:  
0441-0532-2609-6604-6002

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



## Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m <sup>2</sup> ):	584
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	114.37
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

## Benchmarks

Buildings similar to this one could have ratings as follows:

34	If newly built
90	If typical of the existing stock