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## TO LET

### U2, 4 - 6 Queen Street, Carmarthen, SA31 1JR

Newly refurbished ground floor commercial unit to let with window frontage to Queen Street. Main retail/office area measuring approx 45 sq m (500 sqft) with a kitchenette and a separate WC. This property would make an ideal premises for a small retail/office business, subject to planning. Mains water and electricity. Lease length and terms negotiable. £7,500 per annum, £625 per calendar month. For all viewings please contact Swift Property Services.



# £7,500 PA



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## **MEASUREMENTS / DESCRIPTION**

**LOCATION** - The property is located on Queen Street, Carmarthen, which in close proximity to Co Op, Lloyds Bank, Natwest, Diablos and many independent boutique shops.

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** - Newly refurbished commercial unit, with fluorescent lighting, electric walled heaters, newly carpeted floors and integrated fire alarm system. The property, which would make an ideal premises for a small retail/office business, subject to planning, offers ground floor window frontage to Queen Street. The property provides approx 45 sq m / 500 sqft with a kitchenette and a separate WC. 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 office use. There is potential for alternative uses subject to planning consent.

**RENT** - £7,500 per annum exclusive.

**BUSINESS RATES** - Rateable Value £3,050 per annum (Premises with rateable value (RV) not exceeding £6,000 will continue to be entitled to 100% relief)

**SERVICE CHARGE:** Service charge this year amount to £525 per annum, subject to change.

**EPC** - E Rating

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

**SERVICES** - Mains water & electricity.

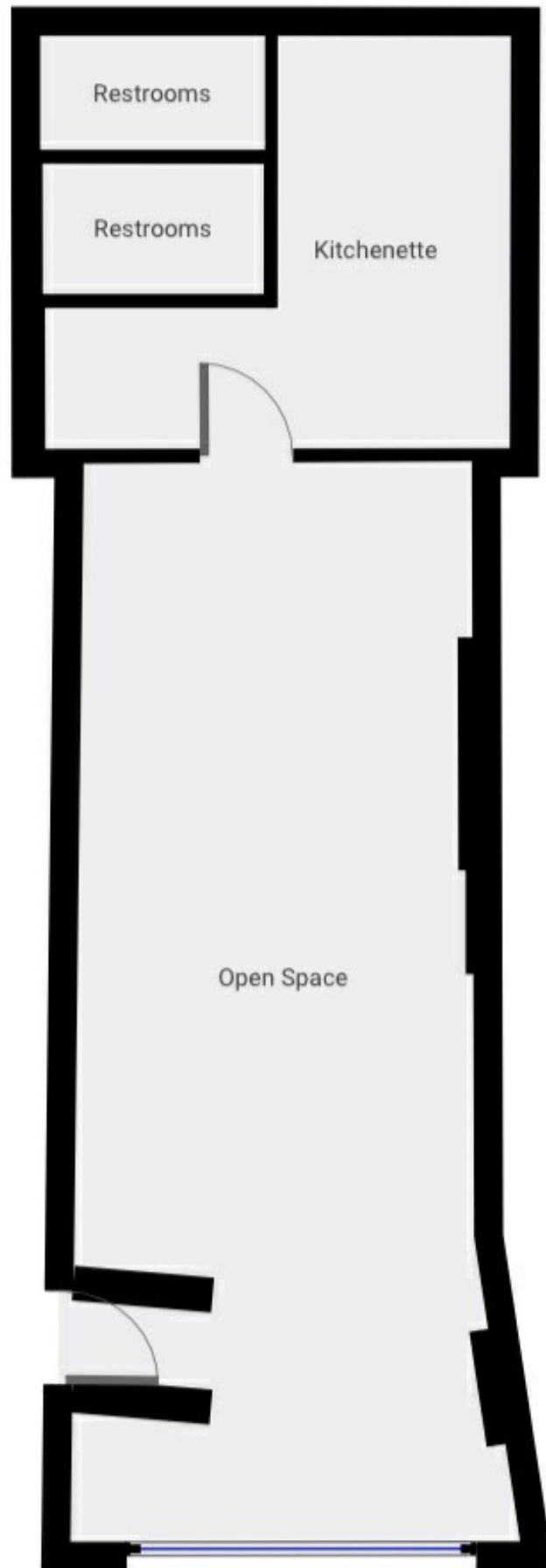
**VIEWING** - Please contact the Swift Property Services office:  
01267 231394  
info@swiftpropertyservices.co.uk

**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

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▼ Ground Floor

TOTAL AREA: 45.52 m<sup>2</sup> · LIVING AREA: 45.52 m<sup>2</sup> ·



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02/2024/001

# Energy performance certificate (EPC)

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Information not provided by the user Unit 2 4-6 Queen Street CARMARTHEN SA31 1JR	Energy rating <b>E</b>
Valid until 30 November 2030	Certificate number 8844-5318-6765-7083-7476

## Property type

A1/A2 Retail and Financial/Professional services

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## Total floor area

51 square metres

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## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/824018/Non-Dom\\_Private\\_Rented\\_Property\\_Minimum\\_Standard\\_-\\_Landlord\\_Guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf)).

## Energy efficiency rating for this property