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## TO LET

**Minyffordd, 2 Corvus Terrace, Pentre Road, St Clears,  
Carmarthenshire, SA33 4LT**

A ground floor premises located in the heart of the busy town of St Clears, Carmarthenshire. The premises has a gross internal floor space of nearly 70 square meters and is available for immediate occupation on a new lease. The premises has been used for a range of businesses over the years and most recently has been occupied as a spa and before that a dog grooming salon. The premises would be suitable for a range of retail and service businesses (subject to any necessary change of use with the local authority). Internally it is comprised of a range of rooms and has access to a plot of land to the rear which could be used for staff parking.



# £450 pcm



**LOCATION** - St Clears is a small town located approximately 9 miles West of the county town of Carmarthen. It lies just off the A40 which provides excellent links to both Pembrokeshire to the West and Carmarthen and the M4 to the East.

The premises is located on Pentre Road which is the main high street of the town. There is on road parking and a local car park available for customers.

**ACCOMMODATION** - The premises gross internal floor space measures approximately 70 square meters.

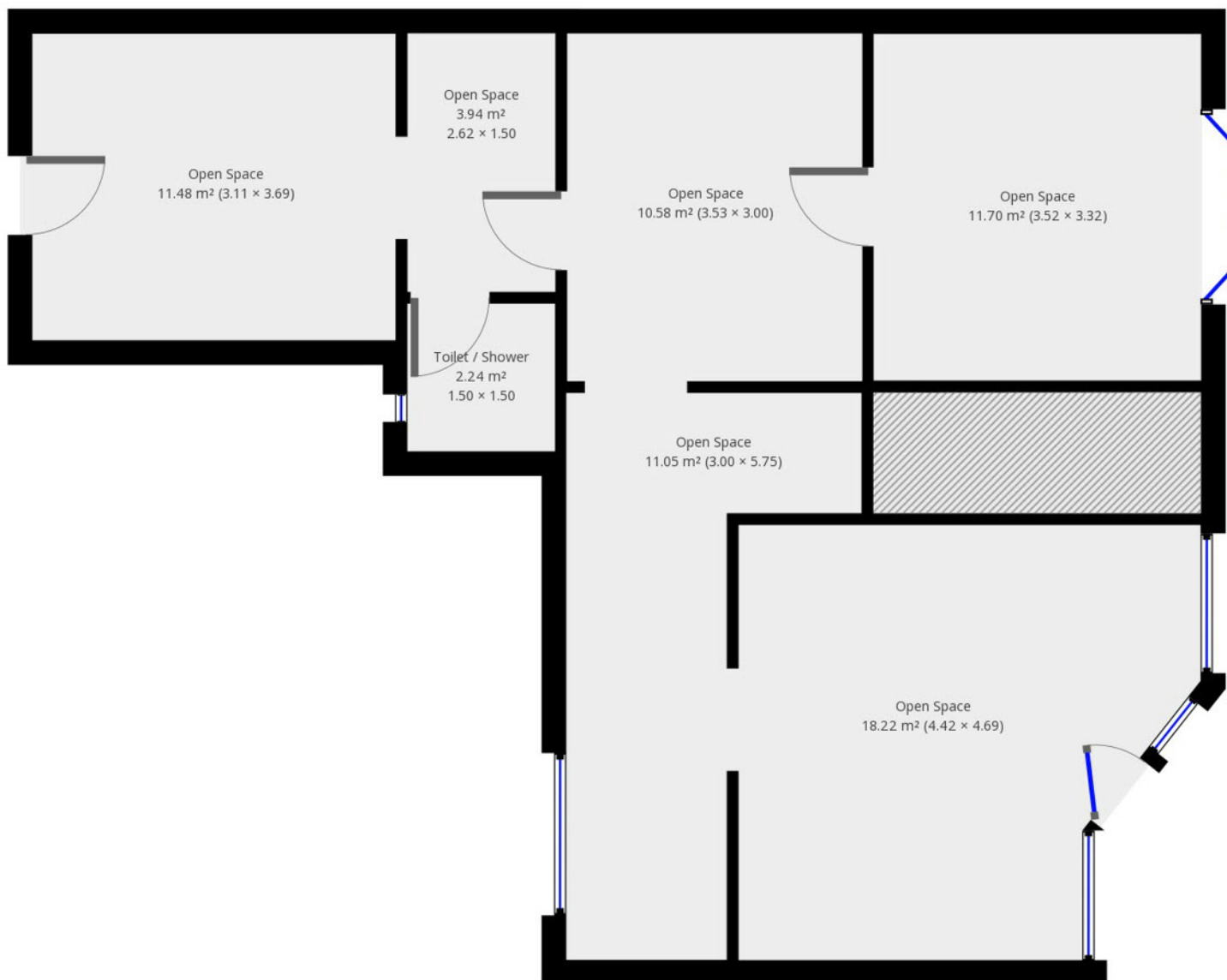
Internally it is comprised of a range of rooms, including a shop floor which has access from the high street as well as other offices and storage rooms as well as a shower room with WC. See floor plan for specific layout.

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

**RENT AND RATES** - £450 per calendar month, £5400 per annum.

Rateable value approximately £4200 - currently eligible for small business rates relief.

SERVICES - Mains electricity and water.



**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 Relocations 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



GROUND FLOOR  
2, Corvus Terrace  
St. Clears  
CARMARTHEN  
SA33 4LT

Certificate Reference Number:  
0831-0938-2879-6791-5002

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

◀ 102 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

## Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	73
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	65.96
Primary energy use (kWh/m <sup>2</sup> per year):	384.75

## Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

111 If typical of the existing stock