



**Gardd Llydaw , Jacksons Lane, Carmarthen,  
Carmarthenshire, SA31 1QD**

**£1,666.66 pcm**

- **Furnished**
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Commercial premises to let . This 2 storey 1990s built premises was previously occupied as a cafe and restaurant, but could be suitable for a range of businesses. Located on the square, off Jacksons Lane in Carmarthen town centre the premises enjoys plenty of local passing trade, it is located very close to John Street car park (major town centre parking). Externally, the building is attractive, a modern building with a period look including a traditional style 'shop' front and fascia. Internally the premises is split equally over ground and first floor with a gross internal floor space of approx 231 sq mtrs / 2486 sq ft. The premises is very modern and well equipped and could easily be suitable for housing 25-30 members of staff over the two floors. There are two points of access and separate fire escapes to the rear of the property on the ground and first floors. The premises includes disable toilets and a stair lift to the first floor. It is also equipped with telephone entry systems which can be accessed on both the ground and first floor as well as a security system and fire alarm system. Services, mains water and electricity. Gas supply locally which could be connected (at the tenants cost). Available on a new full repairing and insuring lease, lease length and terms negotiable with the landlord. Rent £20,000 per annum.

