HUNT& THORNE
CHARTERED SURVEYORS

01792 776600
huntandthorne.com

17 NOTTS SQUARE CARMARTHEN SA31 1PQ

RETAIL SHOP

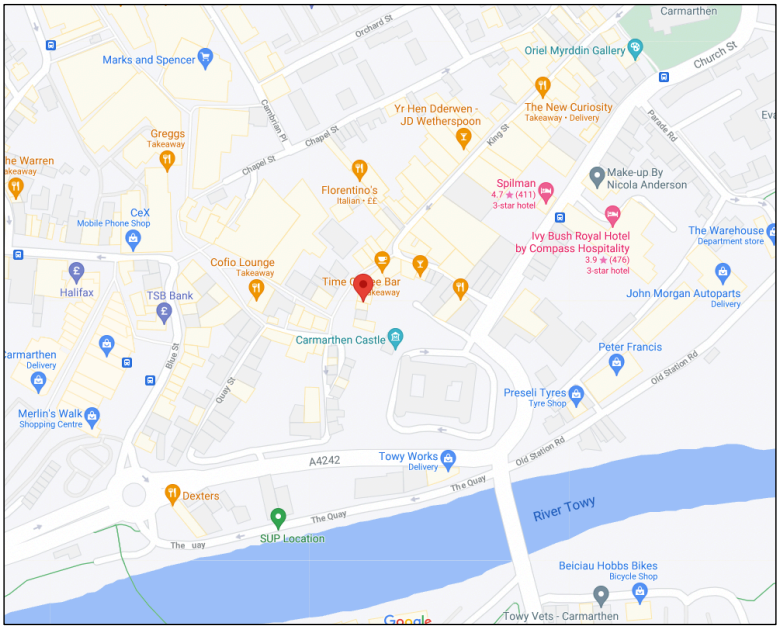
TO LET
£14,000 PAX

- DOUBLE-FRONTED SHOP
- BUSY TOWN CENTRE LOCATION
- 538 SQ FT GROUND FLOOR SALES AREA
- TOTAL FLOOR AREA 2,186 SQ FT
- THREE-STOREY BUILDING WITH ANCILLARY ACCOMMODATION TO THE UPPER FLOORS

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG
1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

HUNT& THORNE
CHARTERED SURVEYORS

01792 776600
huntandthorne.com



LOCATION
Located within the popular trading location of Notts Square, Carmarthen. The premises is surrounded by national and local traders which include Specsavers, B&M Bargains, WH Smiths and Andrew Price Hairdressers. Carmarthen is a market town located 30 miles west of Swansea, with access to the M4 Motorway provided by the A48 dual carriageway.

DESCRIPTION
A three storey terrace retail premises, with a double frontage ground floor showroom window, beneath a pitched slate roof.

ACCOMMODATION

	Sq M	Sq Ft
GF Sales	49.98	538
GF Storage	33.40	360
FF Store/staff	46.60	502
SF Store	61.30	660
TF Store	11.80	126
Total	**203.10**	**2,186**

TERMS
Available on new FRI lease on terms to be agreed.

ASKING RENT
£14,000 pax

RATEABLE VALUE
£10,500
UBR for Wales is 0.535 in the £
For business rating information visit the Valuation Office Agency at www.voa.gov.uk

BUILDING INSURANCE
The Landlord will recover the Building Insurance premium from the Tenant.

EPC
Band C
CN: 0960-7936-0301-4070-1070

VAT
All prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS
Each Party responsible for their own costs

VIEWING
For further information or to arrange a viewing, please contact the sole agents:

JASON THORNE
jason@huntandthorne.com
07387 188482

WILL HUNT
will@huntandthorne.com
07557 090164

April 2021

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG
1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.