

17 NOTTS SQUARE

CARMARTHEN | CARMARTHENSHIRE | SA31 1PQ

**HUNT &
THORNE**
CHARTERED SURVEYORS



- 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
- OFFERS IN THE REGION OF £165,000

**RETAIL SHOP
FOR SALE**



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

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

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.

TENURE

Freehold

SALE PRICE

Offer in the region of £165,000.

RATEABLE VALUE

£10,750

UBR for Wales is 0.535 in the £

For business rating information visit the Valuation Office Agency at www.voa.gov.uk

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

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole selling agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

jason@huntandthorne.com

07387 188482

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503



AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

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.