Carmarthen - 2 Red Street SA31 1RA
Two-Storey Retail Premises to Rent

BLUE ALPINE

PROPERTY CONSULTANTS



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Property Features:

- Comprises two-storey retail premises
- Benefits from vehicular access at rear
- Suitable for variety of uses (Class E)
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Situated in the heart of the town centre
- Nearby occupiers include Greggs, Café Nero, Barclays, Santander, Boots, Clarks, Marks and Spencer and more.

Property Description:

Comprises large ground floor retail premises with ancillary accommodation at first floor, providing the following accommodation and dimensions:

Ground Floor: 122 sq m (1,313 sq ft)
Open plan retail, storage
First Floor: 122 sq m (1,313 sq ft)
Ancillary, storage, kitchen, wc

Total GIA: 244 sq m (2,626 sq ft)



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Terms:

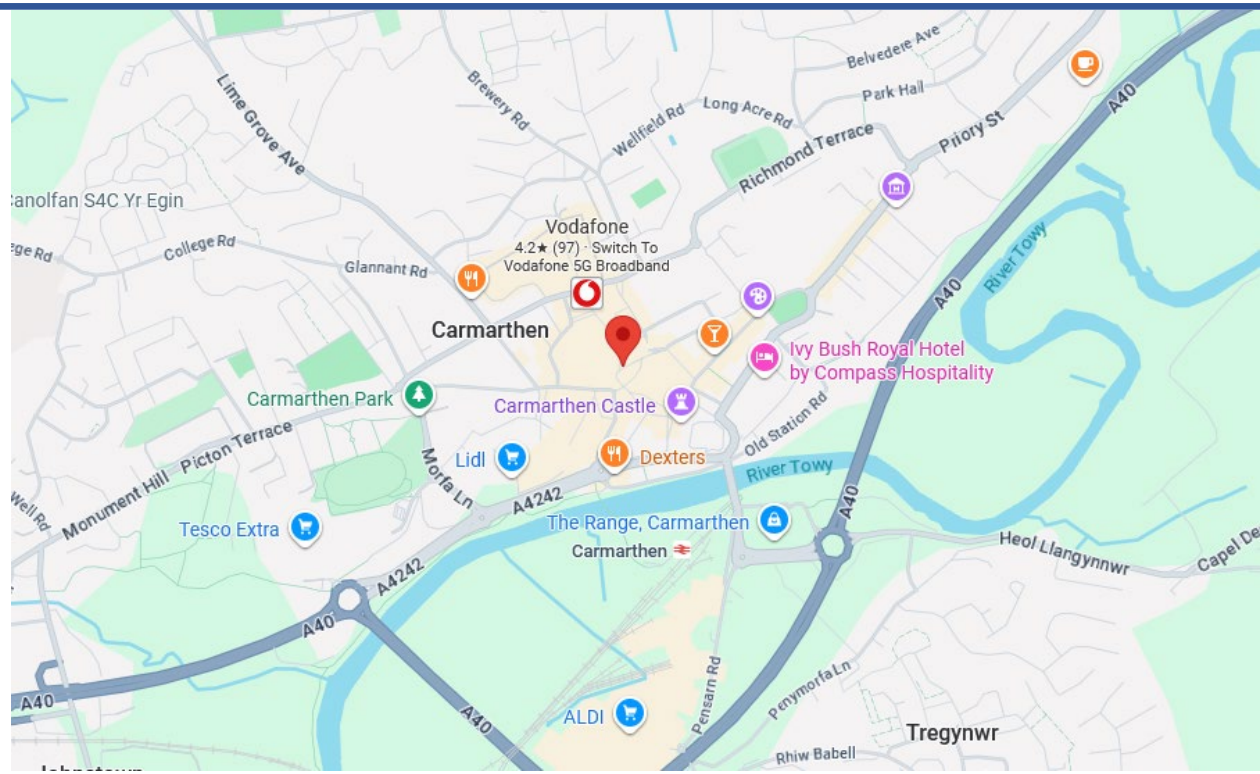
Available on a new lease with terms to be agreed by negotiation
Rent: £442.31 + VAT per week (PCM: £1,916.67 + VAT)
Deposit: £5,750 (3 Months)

Rateable Value:

Rateable Value - £38,000 p.a.
Rates Payable - £13,300 p.a.

EPC:

The property benefits from a C Rating. Certificate and further details available on request.



Location:

Carmarthen is the county town and administrative centre of Carmarthenshire in south west Wales. The town is located approximately 54 miles north west of Cardiff and 30 miles north west of Swansea. Carmarthen benefits from an excellent catchment population of more than 250,000 people within a 40-minute drive. The property occupies a prominent position on the western side of the junction of John Street and Red Street, forming part of an established retail parade. Nearby occupiers include Greggs, Café Nero, Barclays, Santander, Boots, Clarks, Marks and Spencer and more.

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Town Centre Vibrancy Fund:

Carmarthenshire County Council's Town Centre Vibrancy Fund is designed to support property owners and leaseholders in bringing vacant ground-floor premises back into commercial use within Carmarthen town centre. Grants are available towards eligible improvement works, subject to the applicant and project meeting the Council's criteria.

- Grants available from £5,000 to £50,000
- Funding can cover up to 70% of eligible project costs
- Available to qualifying property owners and leaseholders
- Specifically aimed at bringing vacant ground-floor premises back into commercial use
- Applicable to properties within Carmarthen town centre
- Funding is subject to eligibility, application and Council approval

For more information please visit:
https://www.carmarthenshire.gov.wales/business/funding/town-centre-vibrancy-fund/



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Contacts:

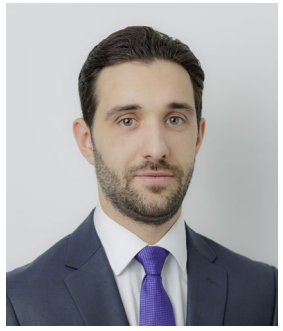
For further information or to schedule a viewing, please contact a member of our team below.



Daniel Bean
Senior Property Consultant
M: +44(0)7881 013606
E: daniel@bluealpine.com



Eric Yi
Property Consultant
M: +44(0)7342 484509
E: eric@bluealpine.com



Sam Georgev
VP Sales & Lettings
M: +44(0)7554 557088
E: sam@bluealpine.com



Callum Dormer
Sales & Lettings
M: +44(0)7766 753302
E: callum@bluealpine.com

Address:

Blue Alpine Partners Limited
Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ
Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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