

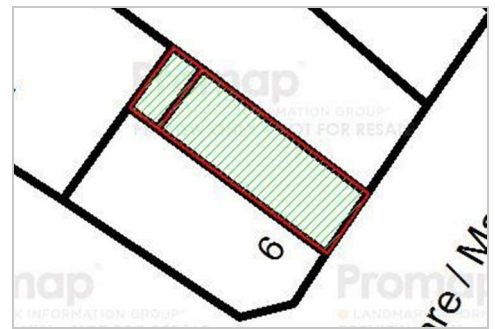


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5 NOTT SQUARE, CARMARTHEN, CARMS, SA31 1PG

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5 Nott Square, Carmarthenshire, SA31 1PG

Offers Around £160,000

FOR SALE DUE TO BUSINESS RELOCATION.

This well presented TRADITIONAL 1,320 SQ FT town centre TERRACED OFFICE (comprising a total of 5 floors) is being offered for sale for the first time in generations. The premises benefit from electric heating, partial double glazing and comprises 2 BASEMENT ROOMS, RECEPTION and a total of 5 OFFICE ROOMS - see the floor plan attached. The property is currently in Use Class A2 (Professional and Financial Services) but we assume that change of use to A1 (Shops inc hairdressers etc) would be possible. EMPTY PROPERTY. NO ONWARD CHAIN

LOCATION & DIRECTIONS

The premises enjoy approximately 3.25m (10'6") of frontage onto Nott Square - one of the most historical streets in Carmarthen, in a very good trading position near the centre of the county town which has a first-class shopping centre newly redeveloped and now considered to be the main shopping centre serving the whole of West Wales. Walking from Guildhall Square, walk up Hall Street and into Nott Square. The property will be seen on the left next door to The Old Market Square delicatessen.

CONSTRUCTION

We understand the property is built of traditional solid stone walls under a pitched slated roof to provide the following accommodation.

GROUND FLOOR

RECEPTION

22'3" max x 10'10" (6.8 max x 3.31)



With a good quality laminate floor, staircase to the first floor and a staircase to the basement.

OFFICE 1

11'4" x 9'3" (3.46 x 2.83)

With telephone point.

BASEMENT

FRONT STORAGE ROOM 1

20'3" max x 10'7" (6.19 max x 3.25)

REAR STORAGE ROOM 2

10'7" x 9'2" (3.25 x 2.8)

Having a service door off to the totally enclosed rear light well.

FIRST FLOOR

OFFICE 2

14'3" x 10'9" (4.359 x 3.3)

With a large picture window to the front overlooking Nott Square and the historic castle walls.

TOILET

10'0" x 7'1" (3.065 x 2.16)

With a low level WC, pedestal washbasin and storage cupboard to the side housing a hot water cylinder.

SECOND FLOOR

OFFICE 3

14'3" x 10'11" (4.365 x 3.348)

Again with a window overlooking Nott Square

OFFICE 4

11'8" x 10'2" (3.562 x 3.1)

With telephone points etc.

THIRD FLOOR

OFFICE 5

14'3" x 11'0" max (4.351 x 3.361 max)

Having a dormer window to the front.

EXTERNALLY

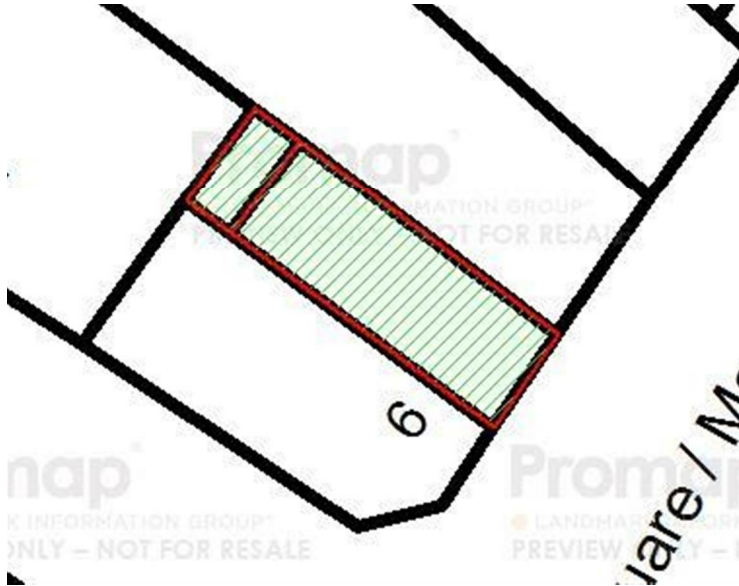


The face of the property fronts directly onto Nott Square, while to the rear there is a small (approx 3.5m x 1.75m) totally enclosed concreted courtyard being the light well for this building and 2 adjoining buildings. Short term parking is allowed on Nott Square for "Loading and Unloading".

SERVICES

Mains electricity, water and drainage. Electric heating. Partial double glazing. There is mains gas connected, but due to the layout, any gas boiler would either need to be housed in the attic or within 6 metres of the roof with an extension pipe. Burglar Alarm fitted.

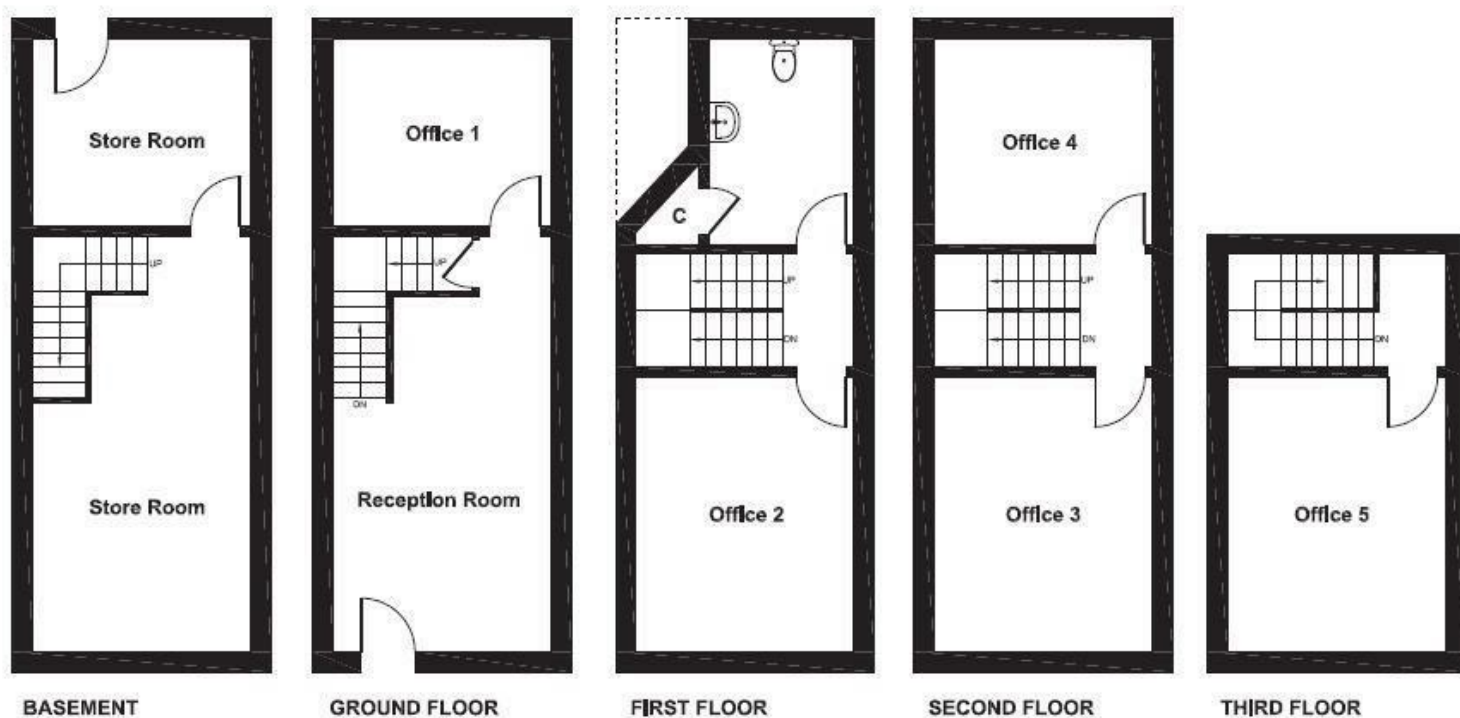
BOUNDARY PLAN



PLEASE NOTE THAT THIS PLAN IS FOR IDENTIFICATION PURPOSES ONLY.

AGENTS NOTES

1. We understand from the Freehold owners that the reception room has in the past had a corridor to the upper floors, and that new owners could possibly reinstate this if needed.
2. Under RICS rules we must disclose that the property is currently occupied by (but not owned by) Evans Bros estate agents, who are relocating to King Street, Carmarthen.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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