



Well established retail organic and niche health food and wholefoods business in central busy Carmarthen trading location with the benefit proprietor's accommodation.



Aardvark Alternatives, 6 Lammas Street, Carmarthen. SA31 3AD.

C/2204/AM - LEASEHOLD - O.N.O

£120,000

*** (Also available option with freehold premises) ***

*** The business has been established for over 40 years and has been run by the current proprietors for the last 15 years.
*** It is a flourishing health food/wholefood and organic business. *** With niche retail lines and an excellent reputation and business trading and patronised from far and wide. *** The premises comprise of a central terraced Georgian style building over 3 stories with extensive retail and trading accommodation and storage facilities.

*** Plus rear shared yard and rear stores. *** Plus a 2 bedroomed proprietor's flat. *** The first floor is occupied by a customer seating/Events Room for up to 24. *** There is also potential for sub-letting or sub-division of the premises to provide additional income stream. *** Audited accounts are available for bona fide applicants.

Carmarthen is a strategic West Wales town located on the A40 and A48 road network interconnecting to Cross Hands and the M4 motorway. It lies at the gateway to the exceptionally busy and prospering tourist regions of West Carmarthenshire, Pembrokeshire and Ceredigion to the North.

AGENT'S COMMENTS

A well established and flourishing alternative business having good levels of patronisation and well-established with a wide variety of sought after health foods and organic foods catered for to the wider community. The premises are arranged currently as follows but could be sub-divided at the purchaser's discretion subject to the appropriate consents being obtained.

Ground Floor

Retail Ground Floor Shop

55' 4" x 13' 2" (16.87m x 4.01m) with sink, fully fitted with counter and display shelving, cold counters, 6m display fridge, Two food-to-go units, 3 freezers, coffee machine, 2 electric counter points.



Mid Retail Area

13' 0" x 11' 10" (3.96m x 3.61m) with tiled floor, side glazed entry door to rear yard.



Vegetable Shop retail

12' 1" x 11' 10" (3.68m x 3.61m) with tiled floor fitted racking, chiller fruit and veg display shelves.



Wash-up area

8' 3" x 6' 0" (2.51m x 1.83m) with single drainer sink unit.

Staff Cloakroom off

With w.c. and rear hallway with staircase access to first floor.

Rear Stores (access from exterior also)

19' 6" x 11' 5" (5.94m x 3.48m) and 12' 3" x 8' 3" (3.73m x 2.51m) from rear yard, sink unit and plumbing for dishwasher, metal shelves and fridge/freezers.



First Floor

Rear Stores

14' 3" x 12' 2" (4.34m x 3.71m) Comprises Storeroom with landing area and door to flat roof with possibility for being built over to provide additional accommodation.

First Floor entry

The main first floor entry is from the middle retail area to open landing providing

Lounge area

10' 8" x 10' 1" (3.25m x 3.07m) With customer's w.c. off.

Events Room/Public Seating.

19' 8" x 16' 7" (5.99m x 5.05m) With 20 plus cover capability.



Therapy room

12' 0" x 9' 1" (3.66m x 2.77m) Current let on the basis of £30 per day.



Management office

12' 1" x 9' 2" (3.68m x 2.79m) with telephone point.

Side Hall

With access through to staircase recently refurbished to proprietor's upper floor second storey flat. This provides landing/hall.

Bedroom 1

16' 0" x 9' 0" (4.88m x 2.74m)



With Jack and Jill Bathroom

7' 3" x 6' 3" (2.21m x 1.91m) With bath, shower, vanity unit, low level flush toilet.



Bedroom 2

14' 10" x 10' 6" (4.52m x 3.20m)



Open Plan Living Accommodation Providing Kitchen and Lounge

20' 0" x 20' 0" (6.10m x 6.10m) With fitted central breakfast bar, 2 sinks, hob, oven and grill integrated Fridge freezer and space for automatic dishwasher.



Utility room off

8' 4" x 4' 3" (2.54m x 1.30m) With Belfast sink, combination

gas fired central heating boiler running domestic systems.

Plumbing space for washing machine.

Highly insulated residential unit

COUNCIL TAX

The property is listed under the Carmarthenshire County Council. Council Tax Band - 'B'.

Agent's Opinion

This is a well situated retail and established niche business very much in vogue in present times and is well worthy of consideration for those seeking to operate in the field of health foods and remedies and supplying great products for the wide community.

Ideal lifestyle opportunity with scope to further develop for online sales, local deliveries, café/coffee shop subject to consent.

Available on brand new long term lease (length of term negotiable) plus option to acquire freehold interest.

Accounts are available post inspection by bona fide parties.

Services

Mains water, mains electricity, mains drainage, mains gas, gas fired central heating, BT Telecon connection and broadband. Website will be transferrable.

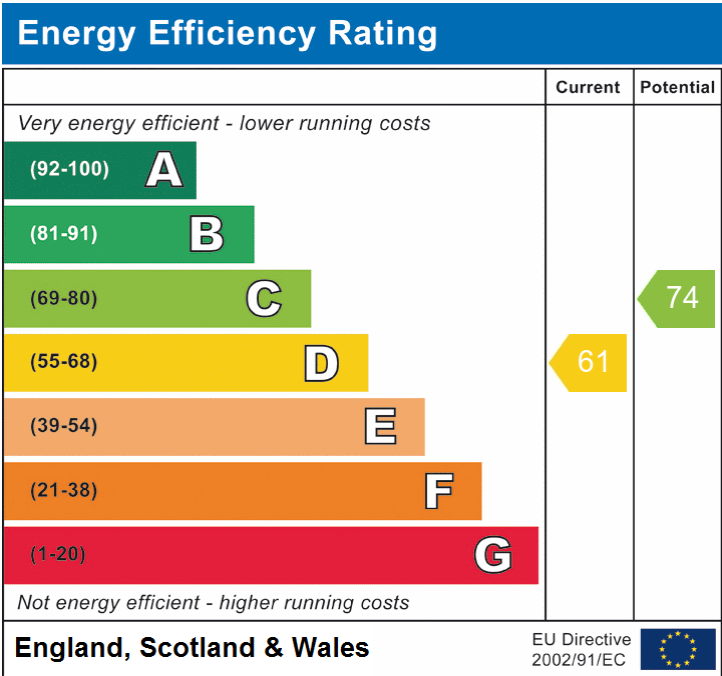
Trading Hours: 9.30 a.m. to 5.00 p.m. Monday to Saturday inclusive.

Staffing: currently proprietary run with the benefit of a team of part-time workers.

Stock: is available at wholesale valuation.

Directions

The property is located opposite the Boar's Head Hotel in Lammas Street in the Centre of the strategic market town of Carmarthen in West Wales.



Energy performance certificate (EPC)

6 LAMMAS STREET
CARMARTHEN
SA31 3AD

Energy rating

D

Valid until: **24 June 2031**

Certificate
number: **3619-3127-9060-7776-3680**

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

255 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf)
(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

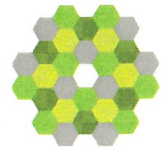
Energy efficiency rating for this property

This property's current energy rating is D.

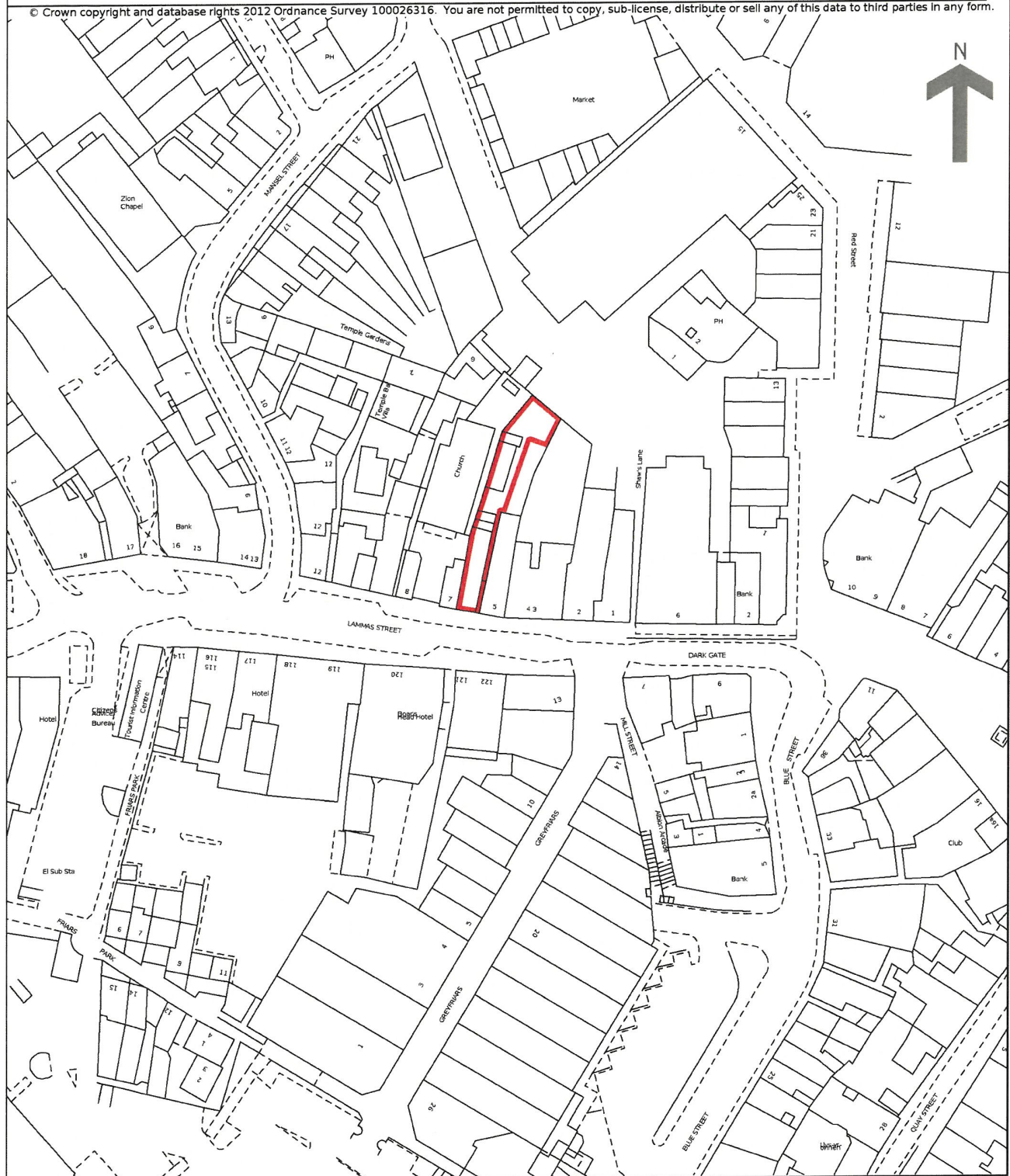
HM Land Registry

Official copy of title plan

Title number **CYM561351**
Ordnance Survey map reference **SN4120SW**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Carmarthenshire / Sir
Gaerfyrddin**



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