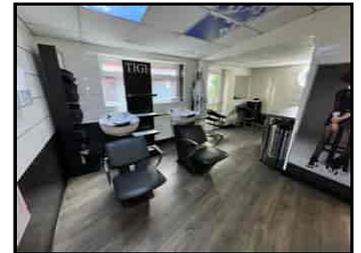


What was a successful hairdressers which has been closed a while. On the edge of Carmarthen Town with scope for barbers, Nail bar and possibly tanning area. One large reception area with chairs and equipment included.



Fountain Hall Terrace, Carmarthen. SA31 1SJ.

£90,000

C/2337/NT

Formerly a thriving hair salon on the edge of town and within walking distance of town centre. The property can be sold with the equipment included. The salon could be altered to include nail bar, gents & ladies hair cutting and a tanning area to generate more income. Open plan reception & waiting area opening out to the working stations area. Separate store kitchen and toilet area to the rear of the property.

Carmarthen Town is the county town with many thriving businesses and retail units nearby.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

Location

Fountain Hall Terrace is close to Water Street and a short walk from town centre. Carmarthen offers a range of thriving businesses, retail shops and a good population of people.

Reception Wash Area

6.25m x 4.6m (20' 6" x 15' 1")

Shop front area and reception desk.



Cutting Area

2.23m x 5.4m (7' 4" x 17' 9") & 2.8m x .08m

Further wash and cutting area.



Kitchen / Store Room

2.28m x 3.05m (7' 6" x 10' 0") .

Emergency Door access to rear. Sink with base unit.

Toilet

Wc and wash hand basin.

Services

Mains water, electric and drains

Tenure

We are informed by the vendor that the property is freehold.

Money Laundering.

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photocard Driving Licence and a recent utility bill. Proof of funds will also be required or mortgage in principle if a mortgage is required.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (77)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

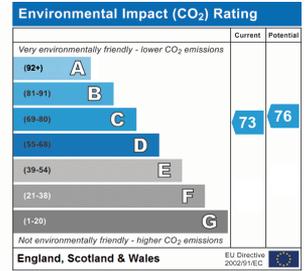
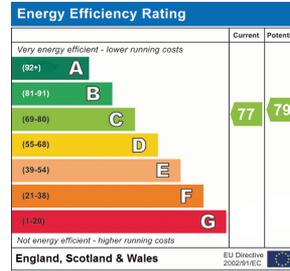
Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From the office turn right into Water Street. At the traffic lights continue straight on and after 100 yards approx the property will be found on the right hand side.



For further information or to arrange a viewing on this property please contact :

Carmarthen Office
11 Lammas St
Carmarthen
Carmarthenshire
SA31 3AD

T: 01267 493444

E: carmarthen@morgananddavies.co.uk

www.morgananddavies.co.uk



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