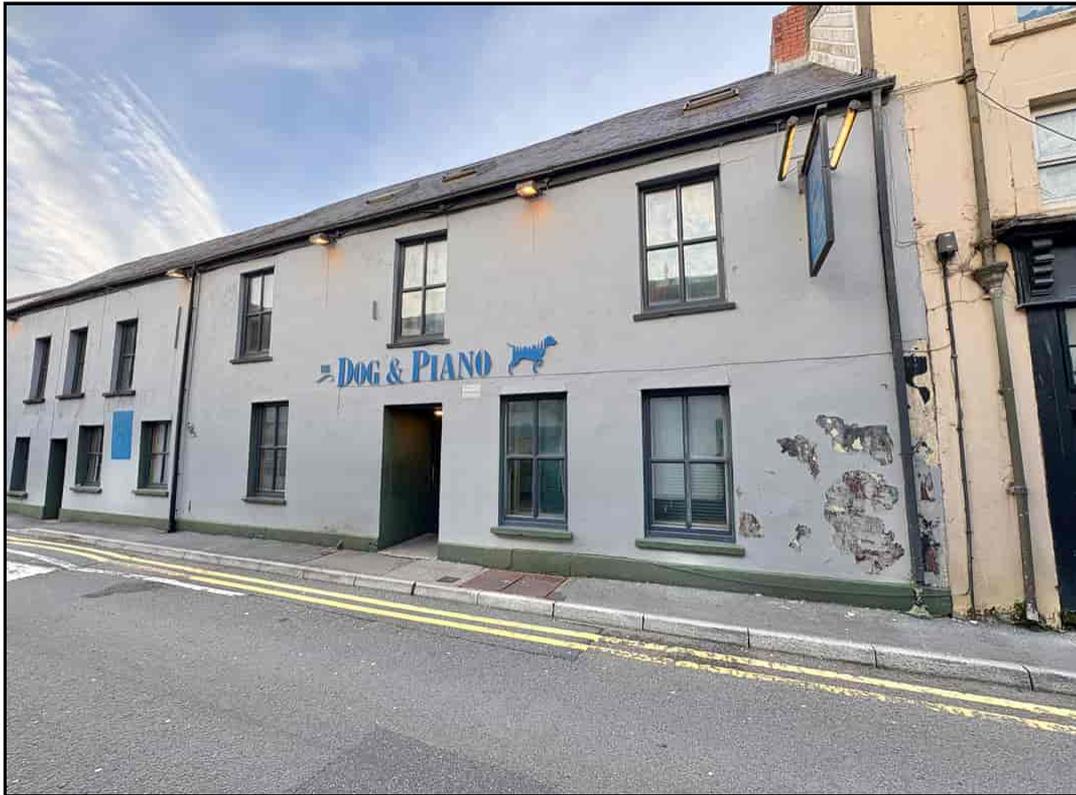


One of The Go To Places For Carmarthen Nightlife. Substantial Free of Tie Public House With Open Plan Drinking Area or A More Private Intimate Area With Second Bar. Easily Changeable For A Great Eating/ Restaurant. Character Property.



5-6 Water Street, Carmarthen. SA31 1PY.

£290,000

C/2373/NT

One of the go to places for Carmarthen Nightlife. A rare opportunity arises with large bar area with dance floor off. Galleried landing, side sitting area with vaulted ceilings and wooden floors giving the venue its individual charm and character. The present owner has created a second bar area for a more intimate experience while out enjoying the evening and nightlife atmosphere. The Dog & Piano offers the versatility to change the internal layout to take it back to its original larger venue if required. 400 square meters of useable floor space. The first floor has a kitchen area and store room with some accommodation if so required. The property also has a fully fitted fire alarm and full cctv system and the business comes with a late license for Food and drinks service. Carmarthen offers a great safe nightlife with the main nightclub being around the corner in Lammas Street.



LAMPETER
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Tel:01570 423623
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ABERAERON
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Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
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Location

Situated in Water Street a quiet street just off Lammas Street where there are similar restaurants and bars and the closest nightclub at Savannas. The town offers lovely eateries, cinema around the corner. The County town with council offices, Egin / S4C offices, University and offices with a good mix of commercial and residential property in the area.

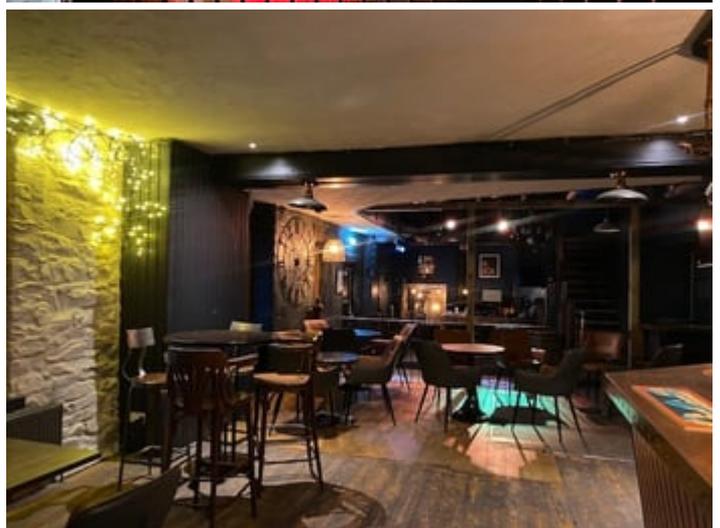
Reception Area.

Split doors to

Dog & Piano Main Bar Area

5.38m x 6.1m (17' 8" x 20' 0")

Main Bar with seating area to front. Dance floor area off to the side. Staircase and opening to





Sitting Room

3.7m x 5.12m (12' 2" x 16' 10")

Suitable as Snug area.



Toilets

His / Hers and Mixed. Wash Area.

Galleried Landing

Overlooking the dance floor area and bar.



316 Bar

Video door bell entry, providing a more exclusive offering. Second bar with cocktails and table service.

Entrance Area

Leading Through to



Sitting Area

6.3m x 3.7m (20' 8" x 12' 2")

Sitting Area with tables.

Bar & Sitting Area

7.2m x 5.1m (23' 7" x 16' 9")

Sitting area to front.





Toilets



Kitchen

Second Floor

First Floor Landing

Powder room with mirrors etc.

Office

Store Room

Second Floor

2 Bedroom Flat with Kitchen and Shower Room in need of modernization.

Externally

Bin and storage area to side. Emergency staircase.

Cellar Room

Services

We have been informed by the current vendor that the property benefits from mains water, mains electric, mains drainage and gas central heating.



Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

Council Tax Band

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: Rateable Value/ £6,500.

We are informed by the vendor that it qualifies for small business rate and the payment is currently £31 per month.

Money Laundering Regulations

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/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

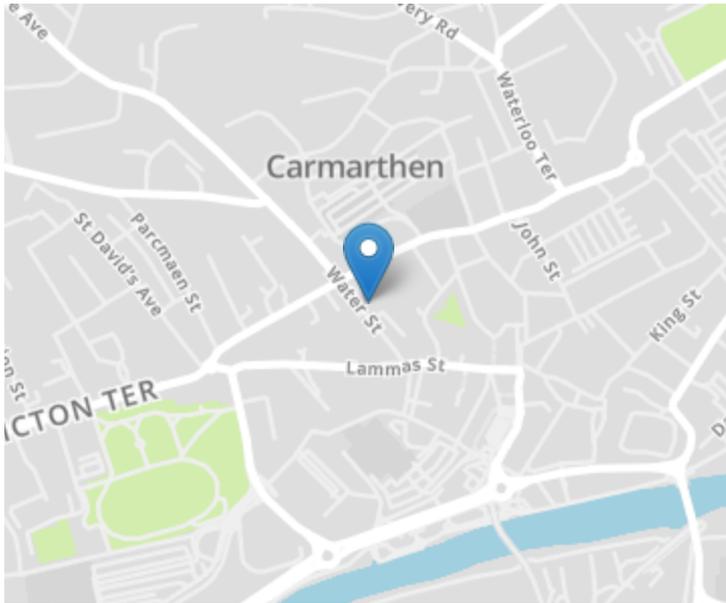
Any risk of coastal erosion? No

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

Directions : From the office carry on for 50 yards and turn right into

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

62 This is how energy efficient the building is

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

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