

## Shop/office

### The Former Post Office

**56 Rhosmaen Street  
Llandeilo  
Carmarthenshire.**

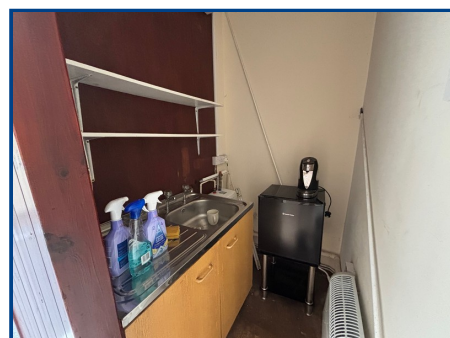
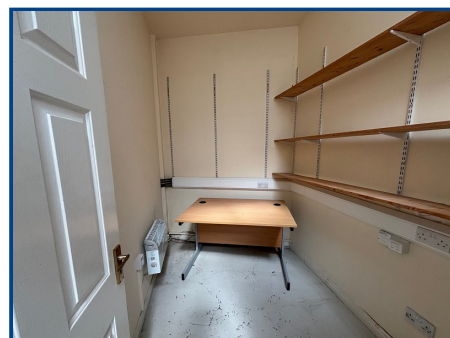
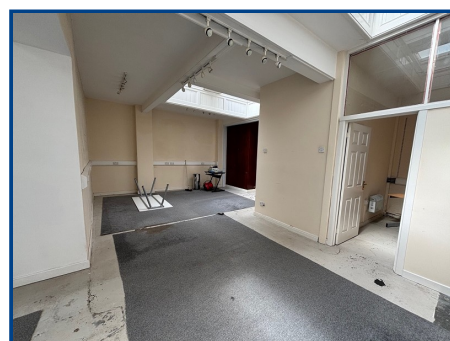
**Price £750 pcm**



- PRIME LOCATION IN RHOSMAEN STREET
- VERSATILE RETAIL/OFFICE SPACE
- LEASE TERM NEGOTIABLE
- EPC - D99

## General Description

AVAILABLE TO RENT - shop/office space in a prime trading position.



## 56 Rhosmaen Street, Llandeilo, Carmarthenshire.

### Property Description

AVAILABLE TO RENT - Llandeilo town centre in a prime trading position, a versatile retail shop area with kitchen facilities and w.c. Lease term is Negotiable.

Situated in a convenient location in Llandeilo town centre within walking distance of cafes, shops, offices and schools etc. Leisure amenities are available within walking distance to include tennis courts, playing fields, Penlan park, Dynevor park with its Historic Castle, nature walks and wildlife reserve.

Llandeilo is situated in the Towy Valley and is centrally located for the M4, the County of Carmarthen and about 1 hour by car from Cardiff, 30 minutes Llanelli and Swansea respectively.  
CTFCP

### Entrance Door and Side Panel To;

#### Shop (26' 2" x 24' 8") or (7.98m x 7.52m)

Narrowing down to 2.91m. Electric heaters and 5 roof lights. Window and door to front.

#### Office (8' 0" x 5' 11") or (2.45m x 1.80m)

Electric heater and shelving.

#### Store Room (9' 7" x 4' 10") or (2.93m x 1.48m)

Electric heating and shelving.

### Inner Hall

to:

### Separate WC

Low level WC and vanity wash hand basin.

### Kitchen

Sink unit, electric and radiator

### Door to:

Door to rear access and right of way to the side of property.

### Viewing

By appointment with the Agents.

### Terms:

Negotiable.

### Broadband and Mobile phone

The broadband and mobile signal is deemed good in this location.

### Services

Mains electricity, mains water, mains drainage

### Tenure

### Council Tax

Not Specified

### Directions

From our office continue over the crossing and the property will be found next door to the opticians.



### Important notice

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### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).