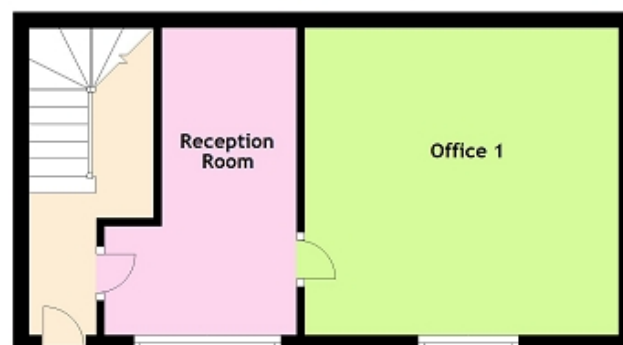
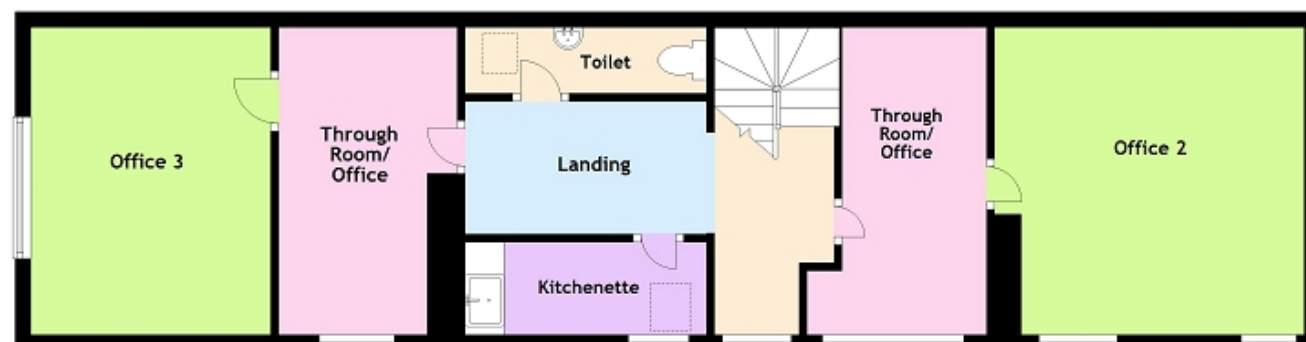


Ground Floor

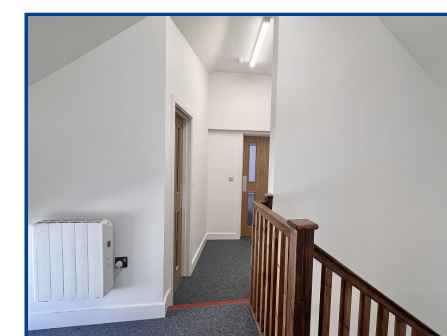
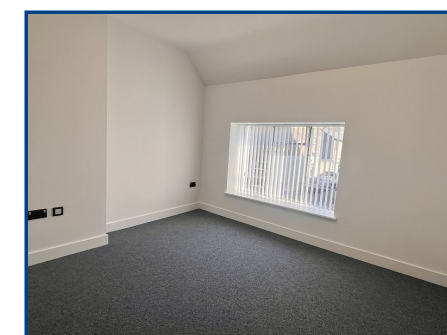


First Floor



**Garden Lane
Llandovery
Carmarthenshire.**

£850 Monthly



- Office Space To Let
- 1 Office & Reception Room To Ground Floor
- 2 Offices & 2 Through Rooms To First Floor
- Kitchenette & Staff Toilet To First Floor
- Finished To A High Standard Within The Last 12 Months
- Convenient Town Location

General Description

2-4 Garden Lane offers an immaculate and comfortable commercial office space for any business. The property comprises office and reception area to the ground floor with an additional 2 offices to the first floor with 2 through rooms which can also be used as offices or storage space. To the first floor there is also a kitchenette and staff toilet. The premises has been finished to a high standard by the current owners within the last 12 months.

Viewing: **01550 720 440**

Website: **www.ctf-uk.com**

Email: **llandovery@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.

Tel: **01550 720 440**

Email: **llandovery@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description
RENT £850 PCM

2-4 Garden Lane offers an immaculate and comfortable commercial office space for any business. The property comprises office and reception area to the ground floor with an additional 2 offices to the first floor with 2 through rooms which can also be used as offices or storage space. To the first floor there is also a kitchenette and staff toilet. The premises has been finished to a high standard by the current owners within the last 12 months.

Located in a convenient spot just off Stone Street, the market town of Llandovery offers comprehensive shopping facilities with a good range of shops, businesses, public houses, restaurants, junior school and Llandovery College in the private sector together with a swimming pool and a supermarket on the

outskirts of the town. The A40 trunk road running through the town gives good access to the other market towns of West Wales.

Entrance Hall

With stairs to first floor.

Reception Area (12' 11" x 8' 01") or (3.94m x 2.46m)

With large front window. Electric radiator.

Office 1 (13' 02" Max x 13' 02" Max) or (4.01m Max x 4.01m Max)

With small storage cupboard. Electric radiator.

First Floor

Landing

Office/Through Room (13' 01" x 6' 01") or (3.99m x 1.85m)

Useful space which can be used as storage area or office. With electric radiator. Door leading to Office 2.

Office 2 (13' 10" x 13' 10") or (4.22m x 4.22m)

With radiator. Exposed beam.

Kitchenette (10' 03" x 4' 04" Max) or (3.12m x 1.32m Max)

With floor and eye level cupboards, worktop with stainless steel sink. Recess light. Electric radiator. Velux window.

W.C.

With low level wc and wash hand basin.

Office/Through Room (11' 04" Max x 7' 06") or (3.45m Max x 2.29m)

Through room or additional office leading to Office 3 with water heater. Electric radiator.

Office 3 (12' 06" x 10' 0") or (3.81m x 3.05m)

With electric radiator.

EXTERNALLY

Offices are accessed via Garden Lane just off Stone Street and located on an increasingly popular street in Llandovery with new businesses opening.

Services

With mains water, electricity and drainage. Heating via electric radiators.

Local Authority

Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen, SA31 1LE. Tel: (01267) 234567.

Viewing

Strictly by appointment please through the selling agents Messrs Clee Tompkinson & Francis through whom all negotiations should be conducted. Please contact our Llandovery Office (01550) 720440.

