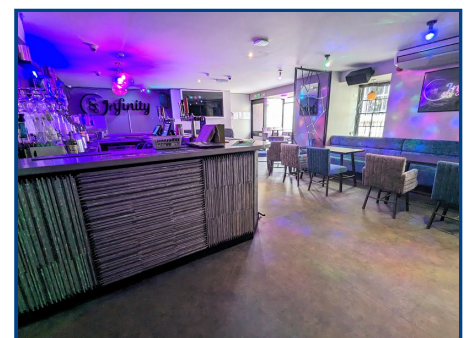


**Guildhall Square
Carmarthen
Carmarthenshire.**

Offers In Region Of **£99,500**



- Nicely Presented Town Centre Live Music Bar
- Excellent Trading Location On Guild Hall Square
- Lease For Sale As Going Concern - 16 Years Unexpired
- Renovated Back In 2020 & Scope To Develop Further
- Arranged On 3 Floors - Free Of Tie
- DJ Booth & Dance Floor And Sound & Lighting System
- Annual Rent - £9,000 Per Annum
- Ready For Business And Immediate Occupation
- Excellent Potential On Offer



General Description

**** LEASE FOR SALE AS GOING CONCERN - TOWN CENTRE COMMERCIAL PROPERTY READY FOR IMMEDIATE OCCUPATION**** - A completely renovated BAR AND LIVE MUSIC VENUE located in a prime trading position just off the main shopping areas in an area favoured by hospitality/leisure establishments within the bustling town centre of Carmarthen. The property accommodation is arranged over three floors including large bar and lounge area, separate DJ booth/dancing room and spacious first floor WC's.

EPC Rating: E102

Guildhall Square, Carmarthen, Carmarthenshire.

Property Description

A prime opportunity of acquiring an established music bar ready for immediate occupation having been extensively renovated back in 2020 now providing nicely presented accommodation being ready for business. There is excellent potential to expand the business further by increasing the opening hours and developing the accommodation further on first and second floors. The lease duration is over 20 years and was granted back in 2020 with 16 years remaining on the lease.

The accommodation provides large bar area leading through to lounge with seated areas, separate DJ booth and dance room, beer cellar with spacious first floor ladies and gents WC's. First and second floor provide office and stock rooms with spacious attic room with potential to develop. The property benefits from an air conditioning system supplemented by mains gas central heating. CCTV system (16 CAMERAS) AND emergency lighting with cellar cooling system, heat sensors and smoke detectors, ample power points throughout.

The premises benefits from a good trading location within the town centre on Guildhall square being easily accessible to all amenities and facilities including rail station, modern cinema complex and shops.
CTFCP

Bar Area (34' 0" x 9' 03") or (10.36m x 2.82m)

Front entrance door, large fitted central bar/counter, with vinyl floor covering. steel staircase to the first floor, 2 Windows to fore, 2 Radiators, Air conditioning unit, Cellar manhole cover giving access to the Basement with electric light and ample headroom. BUILT-IN CUPBOARD off. 8' 6"

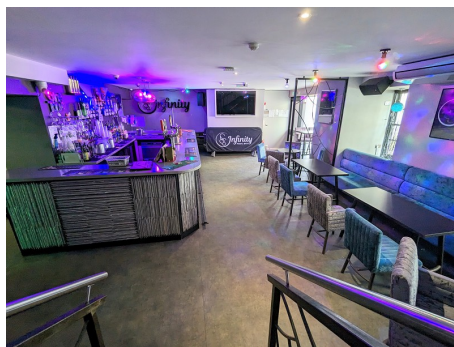
(2.59m) wide opening to the lounge, access to: DISABLED PERSONS WC 7' 4" x 4' 11" (2.23m x 1

Lounge Area (18' 01" x 13' 03") or (5.51m x 4.04m)

Fitted seating, radiator.

Rear Hallway

With fire rear exit door to the rear service lane.



Beer Cellar

with air conditioning unit. Beer coolers, general cellar equipment etc. opening to SECONDARY BEER CELLAR 12' x 5' 7" (3.65m x 1.70m).

Dance Floor/DJ Booth Area (22' 0" x 13' 01") or (6.71m x 3.99m)

Fitted 'Pioneer' DJ deck, smoke machine, sound system and associated lighting, openings to the Bar and Lounge areas.

First Floor Landing

L' shaped with radiator, 2 windows to front, vinyl floor covering, fire door to the stock room.

Stock Room (24' 08" x 14' 07") or (7.52m x 4.45m)

Boarded flooring, double glazed 'Velux' window, fire exit. door to:

Inner Landing

With staircase to the second floor.

Office (15' 07" x 14' 00") or (4.75m x 4.27m)

'L' shaped room with window to rear, part dry lined walls.

Second Floor Landing

Gas fired central heating boiler, doors to:

Staff Room (15' 09" x 14' 02") or (4.80m x 4.32m)

Window to rear, CCTV unit with 16 cameras.

Attic Room (42' 00" x 23' 00") or (12.80m x 7.01m)

3 Windows to front, 3 double glazed 'Velux' windows. exposed boarded floor, excellent scope to develop into further accommodation (STC).

Opening Hours

The property presently only opens on a Friday from 8pm to 3.30am and on a Saturday from 7pm to 3.30am.

Accounts

Certified accounts will be made available to Bone Fide applicants who have provided proof of funds.

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.

