

# Terry Thomas & Co

ESTATE AGENTS



## Commercial Warehouse and Stores St. John Street , Whitland, SA34 0AP

Located in the heart of Whitland, St. John Street offers an outstanding opportunity for those in search of a commercial property. The property features a spacious layout that allows for flexible use, whether you envision a retail shop, a charming café, or a professional office space.

One of the key advantages of this property is its proximity to the train station, ensuring easy access for both customers and employees. Additionally, the property includes parking for several vehicles. This feature enhances convenience and accessibility, making it even more appealing to potential clients.

With its strategic location and versatile space, this commercial property on St. John Street is a remarkable opportunity that should not be overlooked.

**Offers in the region of £295,000**

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Front and rear access with a ramped access to fore leading to roller shutter door with uPVC double glazed window and a uPVC double glazed entrance door. Further entrance to side and rear access and parking to fore.

## Ground floor recessed area

98'4" x 30'6" (29.99m x 9.31m)  
From the pedestrian door to fore leads to a ground floor recessed reception area and then in turn with steps either side leading to a mezzanine area. LED strip lighting, feature exposed support beamed ceiling. Partition wall leading through to further reception room.

## Reception room

27'10" x 9'10" (8.49m x 3.02m)  
Built in cupboard which houses all the fire, security system and

electrical RCD boxes. Reception room then leads through to another open display room.

## Open display room

40'5" x 15'4" (12.32m x 4.68m)  
Ledge and brace pedestrian door to the fore, recess built in kitchenette with Stainless steel sink and hot water geyser, separate WC with a close coupled WC, wash hand basin fitted within a vanity unit. Door with

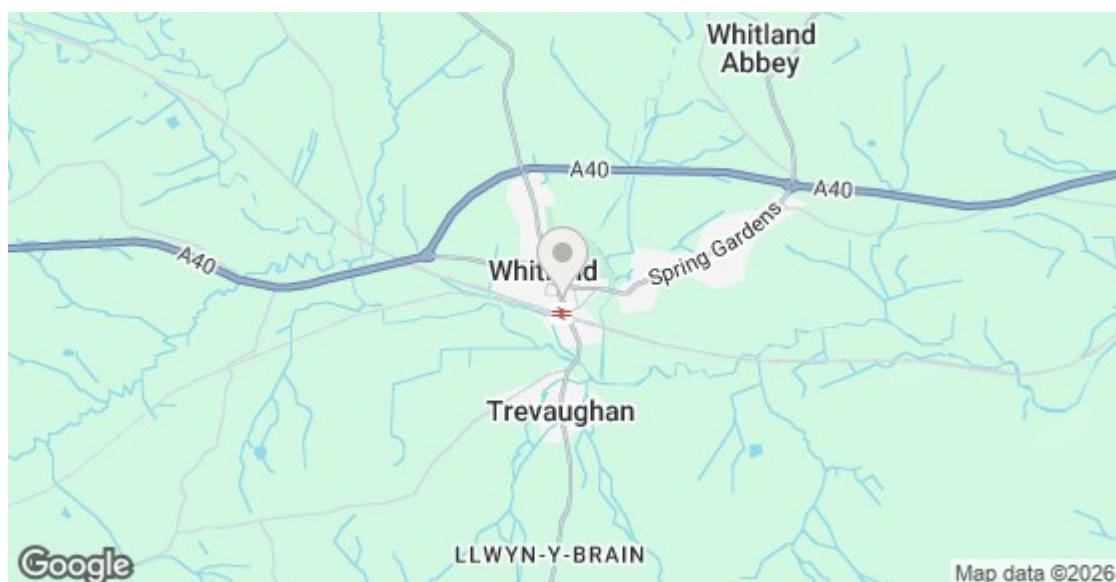
## Lower ground floor display room

55'10" x 38'8" (17.04m x 11.80m)  
Ceiling height 4.42m, access doors leading through to cellar areas, ramped access to rear which leads

Further open stores area  
Sliding entrance doors which are 5.71m width x 4.03m height and an additional pedestrian fire exit door, also an additional recess stores area which measures 2.96m x 3.71m.

## Loft storage room/ office space

29'1" x 15'5" (8.87m x 4.70m)  
Access to eaves storage space with LED strip lighting.





## Floor Plan

**Type:** Commercial

**Tenure:** Freehold

**Council Tax Band:**

**Services:** Electricity, water and drainage connected

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

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