

Sales & Lettings of
Residential, Rural
& Commercial
Properties

GERALD R. VAUGHAN

• ESTATE AGENTS •

Valuers
Land Agents
Surveyors

Est. 1998

www.geraldvaughan.co.uk



- **RARE OPPORTUNITY TO PURCHASE A PROMINENT TOWN CENTRE PREMISES.**
- **SUITABLE FOR A WIDE AND VARIED RANGE OF OPPORTUNITIES - STP.**
- **RESTAURANT WITH UPTO THIRTY COVERS.**
- **FREEHOLD GRADE II LISTED COMMERCIAL PREMISES.**
- **PRESENTLY UTILISED AS A FULLY LICENSED WINE/COCKTAIL BAR AND RESTAURANT.**
- **FLOOR AREA - APPROXIMATELY 174 SQ.M.**
- **ESTABLISHED BUSINESS PREMISES IN PRIME TOWN CENTRE LOCATION.**
- **ACCOMMODATION OVER 4 FLOORS.**

**No 5 St. Mary's Street
Carmarthen
SA31 1TN**

£125,000 OIRO
FREEHOLD

Email: sales@geraldvaughan.co.uk

Telephone: 01267-220424 • Facsimile: 01267-238779

Nos. 27-28, Lammas Street, Carmarthen, Carmarthenshire. SA31 3AL

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The Property
Ombudsman

Whilst these particulars are believed to be correct, they are not guaranteed by the vendor or the vendors agents 'Gerald R. Vaughan' and no employee of 'Gerald R. Vaughan' has any authority to make or give any representation or warranty whatsoever in relation to this property. Services, fittings and equipment referred to within these property particulars have NOT been tested and NO warranties can be given. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained within these property particulars. These particulars are produced in good faith and do not constitute or form any part of a contract. All measurements are APPROXIMATE and believed to be accurate to within 4 inches.

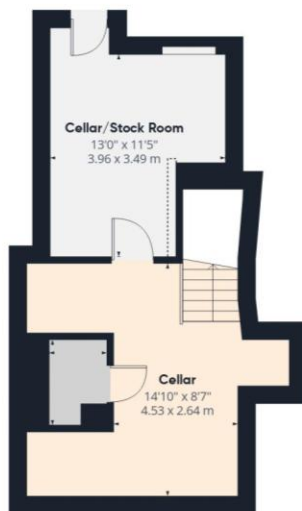
An excellent **FREEHOLD** Grade II Listed **COCKTAIL/WINE BAR AND RESTAURANT** occupying a prime prominent trading position overlooking 'Nott's Square' situate at the centre of the historic County and Market town of Carmarthen just outside the Castle wall fronting onto a pedestrianised square (Nott's Square) within close proximity of all facilities and services.

The property has previously been utilised as an antique/'bric a brac' shop with Cafe at first floor level prior to 2002. In 2002 the premises was refurbished and utilised as a Chocolate Shop and deli with a Cafe upstairs and in 2009 the premises received Change of Use of the ground floor from A1 retail to A3 Bar and Restaurant and has been successfully run as a fully licensed wine and cocktail bar with restaurant having table covers for up to thirty.

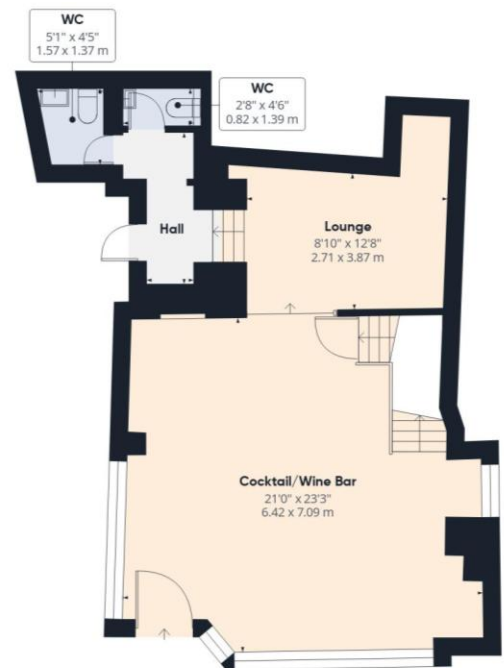
APPLICANTS SHOULD NOTE THAT THE LEASE IN FAVOUR OF THE CURRENT TENANT EXPIRES IN DECEMBER 2026

The property occupies a prominent location with excellent window frontage.

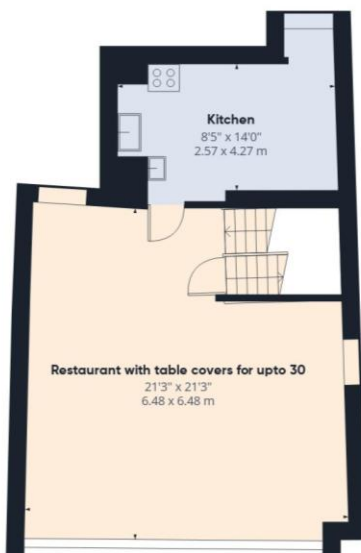
GAS CENTRAL HEATING. FIRE ALARMS AND EMERGENCY LIGHTING.



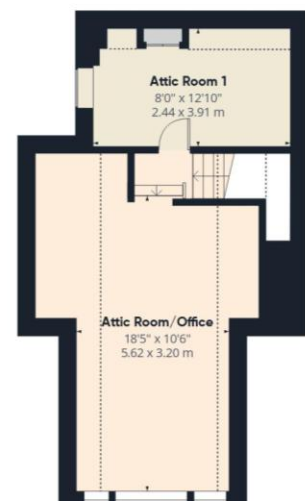
Lower Ground Floor



Ground Floor



Floor 1



Floor 2

COCKTAIL/WINE BAR 21' x 21' (6.40m x 6.40m) overall slightly 'L' shaped with a 13' (3.96m) and 10' (3.05m) wide display windows to 'Nott Square' (front and side). 8' 10" ceiling heights. Window overlooking 'St Mary's Street'. Staircase to first floor. Triple aspect. Staircase to the Cellar. Exposed boarded floor. Brick/whitewashed stone walls. Radiator. **Table covers for upto 14.** 5' 7" (1.70m) wide opening to

LOUNGE 12' 7" x 8' 9" (3.83m x 2.66m) plus recess with exposed boarded floor. Whitewashed stone walls. Feature beamed ceiling. Radiator. **Table covers for upto 6.** Short flight of steps to

INNER HALL with door to the side Courtyard that gives access to 'Nott Square/Bridge Street'. Exposed boarded floor.

GENTS WC with fully tiled walls. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback. Extractor fan.

LADIES WC with fully tiled walls. 2 Piece suite in white comprising WC and wash hand basin with tiled splashback. Extractor fan.

LOWER GROUND FLOOR - 6' 6" ceiling heights

CELLAR 14' 10" x 14' 4" (4.52m x 4.37m) plus recess. Exposed beams.

CELLAR ROOM No 2 13' 4" x 11' 8" (4.06m x 3.55m) with C/h timer control. 7'4" ceiling height.

BOILER CUPBOARD OFF housing the gas fired central heating boiler.

FIRST FLOOR - 9' ceiling heights.

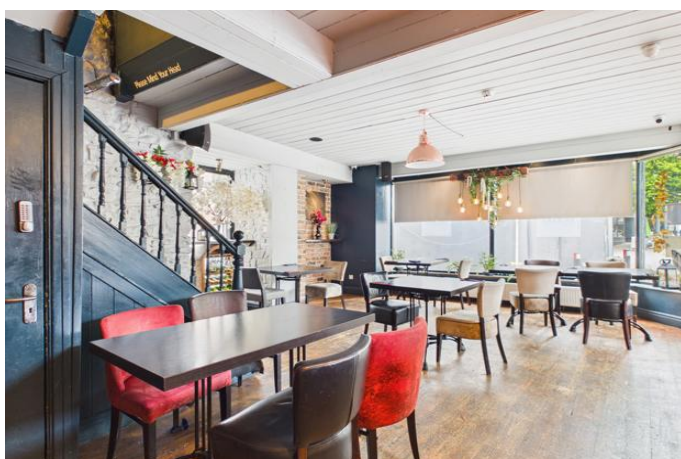
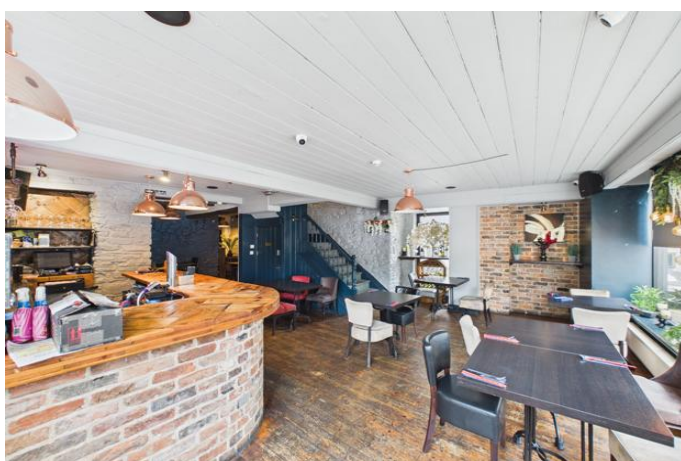
RESTAURANT 21' 6" x 21' (6.55m x 6.40m) overall 'L' shaped with 2 Radiators. T&G boarded ceiling. Exposed boarded floor. 19' wide PVCu window overlooking 'Nott Square'. **Table covers for upto 30 persons.** Staircase to second floor.

KITCHEN 14' x 8' (4.26m x 2.44m) plus recess with extractor fan. Vinyl floor covering. Double bowl stainless steel sink unit. Canopied cooker hood.

SECOND FLOOR

ATTIC ROOM No 1 12' 6" x 7' 10" (3.81m x 2.39m) with work surface. Sink unit. Single glazed sash window. Access to eaves storage off.

ATTIC ROOM No 2/OFFICE 18' x 10' (5.48m x 3.05m) with exposed boarded floor. Vaulted sloping ceiling. Window overlooking 'Nott Square'.





ENERGY EFFICIENCY RATING: - N/A – LISTED BUILDING

SERVICES: - Mains electricity, water, drainage and gas. Telephone subject to B.T. Regs.

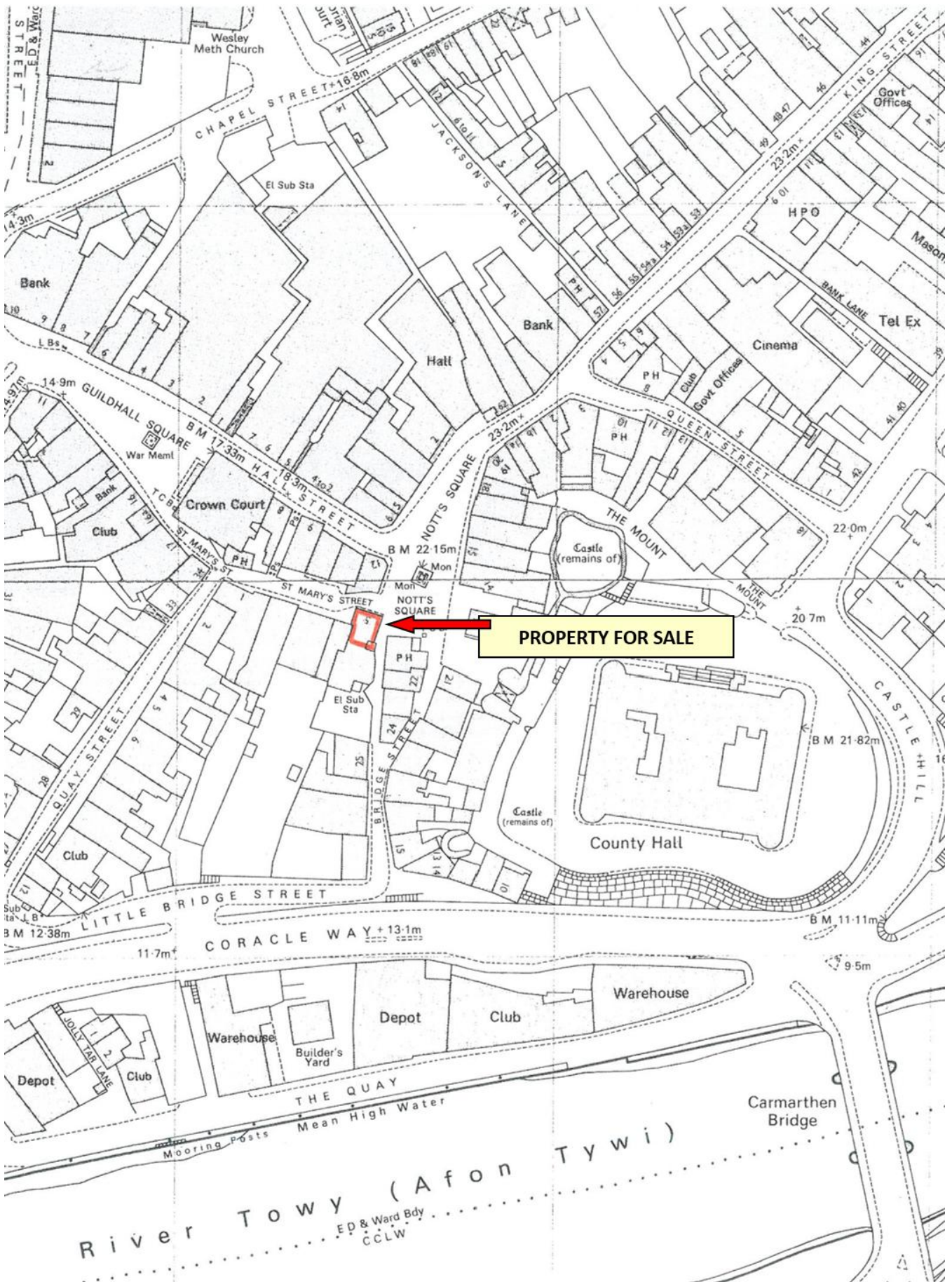
RATEABLE VALUE: - 2026/27 = £9,700.

BUSINESS RATE PAYABLE: - 2026/27 = £4,869.40p **BEFORE ANY RELIEFS ARE APPLIED** - *Oral enquiry only.*

LOCAL AUTHORITY: - Carmarthenshire County Council County Hall Carmarthen.

AGENTS NOTE: - None of the services or appliances, heating, plumbing or electrical installations mentioned in these sales particulars have been tested by the Selling Agent. **Photographs and/or any floor layout plans** used on these particulars are **FOR ILLUSTRATION PURPOSES ONLY** and may depict items, which are **not for sale** or included in the sale of the property.

Details amended – 19.09.2026



NOT TO SCALE AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY

VIEWING

Strictly by appointment with Gerald R Vaughan Estate Agents

10.05.2026 - REF: 7250