



PRIME SHOP TO LET

**(POTENTIAL RESTAURANT
SUBJECT TO PLANNING)**

**UNIT 1 CAMBRIAN WAY
CARMARTHEN SA31 1QN**

LOCATION

The property occupies a good trading position within Cambrian Way Shopping Centre, Carmarthen. Other retailers in close proximity include Marks & Spencer and Monsoon.

DESCRIPTION

The premises are arranged over ground and first floor.

ACCOMMODATION

The property provides the following approximate areas:-

Ground floor sales 1791 sq.ft. (166 sq.m.)
First floor store 1669 sq.ft. (155 sq.m.)

LEASE

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£35,000 per annum exclusive. Incentives are available subject to covenant strength.

SERVICE CHARGE

The current service charge for the unit equates to £9,773 per annum.

VAT

All figures are exclusive of VAT where applicable.



BUSINESS RATES

We are informed that the rateable value of the property is £36,500. However interested parties should make their own enquiries with the Local Authority.

EPC

We understand the property has an Energy Performance Asset Rating of Band D. A full certificate is available on request.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

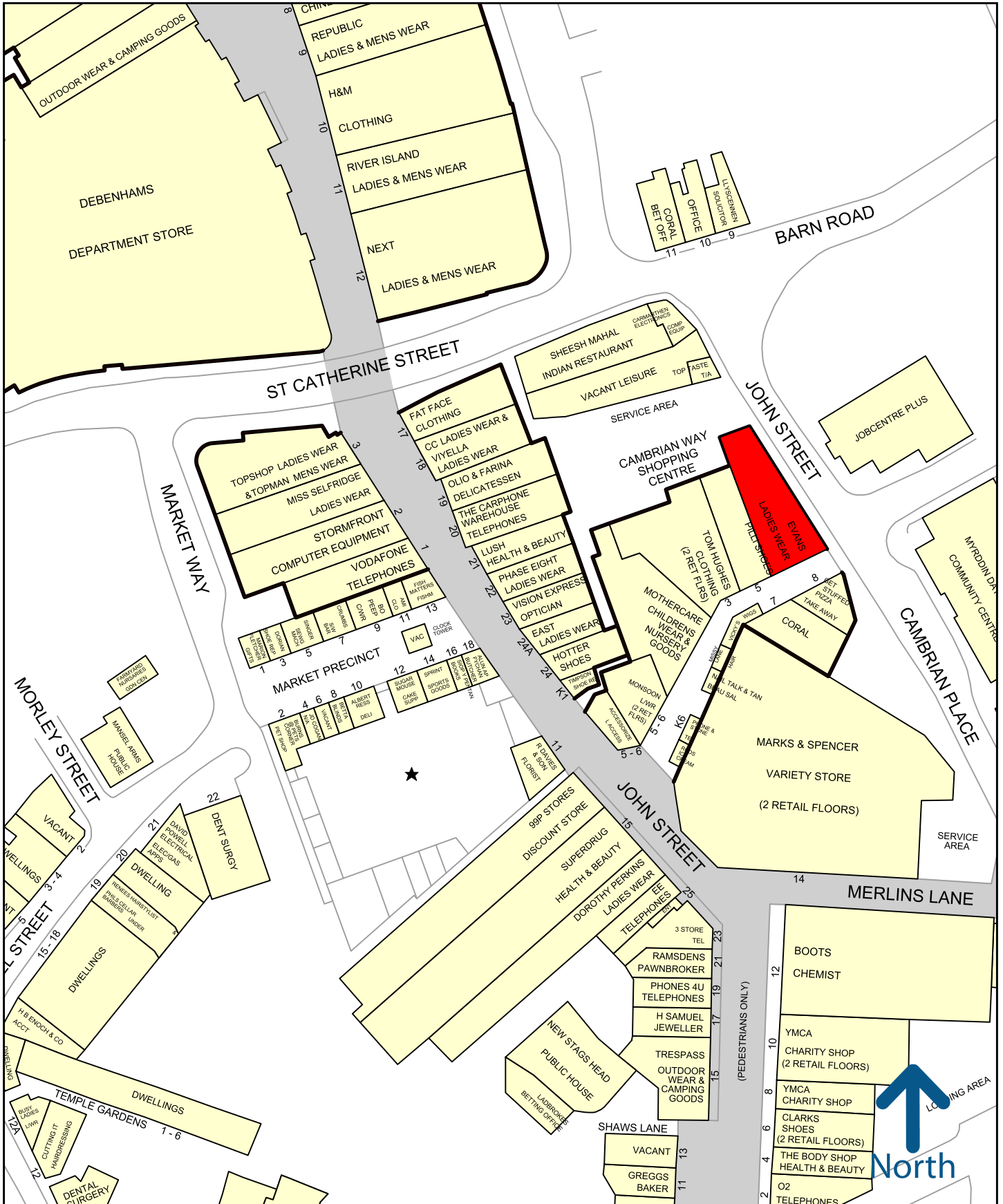
VIEWING

Strictly by appointment through joint agents:-

Emanuel Jones
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SUBJECT TO CONTRACT & AVAILABILITY



50 metres

Experian Goad Plan Created: 03/10/2014
Created By: Emanuel Jones

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