OPENING
SEPTEMBER 2019

NEW LETTING TO LIDL

TO LET NEW RETAIL DEVELOPMENT

CROSS HANDS RETAIL PARK

CROSS HANDS • SA14 6NB

- Prime location on the A48 (M4)
- Established retail destination
- Catchment of over 180,000 within a 30 minute drive
- Open A1 food and non food
- Units from 116m² (1,250ft²) to 2,323m² (25,000ft²)
- 562 car parking spaces

A development by

CONYGAR

Fletcher Morgan
029 2037 8921
25 Park Place
Cardiff CF10 3BA

Development Approximately 90,000 sq ft

LOCATION

Cross Hands is situated on the A48 (M4) approximately 16 miles to the North West of Swansea and 12 miles to the South East of Carmarthen.

The Town has a catchment of over 180,000 within a 30 minute drive. In excess of 36,000 vehicles pass the site on the A48 daily.

The subject site forms part of a 50 acre mixed use development which includes 250 new homes at Maes-y-Parc being developed by Persimmon Homes and others.

A new link road from the A476 through the site provides access to the retail park, residential, Maes-yr-Yrfa Comprehensive School which will also provide easier access to Llandeilo and surrounds to the East and Bury Port and surrounds to the West.

The retail scheme is situated with extensive frontage to the A48(M) at its junction with the A476 adjacent to Cross Hands Retail Centre.

Notable occupiers in the immediately vicinity include: **Leekes Department Store, Co-op, McDonalds, Farmfoods, Home Bargains, Renault, Nissan, Fiat, Suzuki** and **Ford dealerships,** amongst others.

DESCRIPTION

Cross Hands Retail Park extends to approximately 90,000 sq ft of retail, coffee shops and restaurants with 562 car parking spaces.

AVAILABLE ACCOMMODATION

The subject property comprises the following accommodation, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

	Metric	Imperial	
Unit 1	2,150m²	23,121ft²	Lidl
Unit 2	2,323m²	25,000ft²	B&M
Unit 3	929m²	10,000ft²	The Foodwarehouse - Iceland
Unit 4	559m²	6,000ft²	Pets At Home
Unit 5	464m²	5,000ft²	Peacocks
Unit 6	487m²	5,250ft²	Available
Unit 7	1,022m²	11,000ft²	Available
Unit 8	116m²	1,250ft²	Dominos
Unit 9	116m²	1,250ft²	Jenkins Bakery
Unit 10	167m²	1,800ft²	Costa Coffee
Unit 11	537m²	5,800ft²	Available

The units have been designed to accommodate mezzanine floors.

PLANNING

The scheme benefits from Full Planning Permission for Open A1 retail including food. A copy is available on request. Specification and floor plans are also available on request.

TERMS

The units are available by way of a new Standard Institutional Full Repairing and Insuring Leases.

RENTAL

On application.

RATES

To be assessed. Interested parties are advised to make their own enquiries with the Local Authority.

VAT

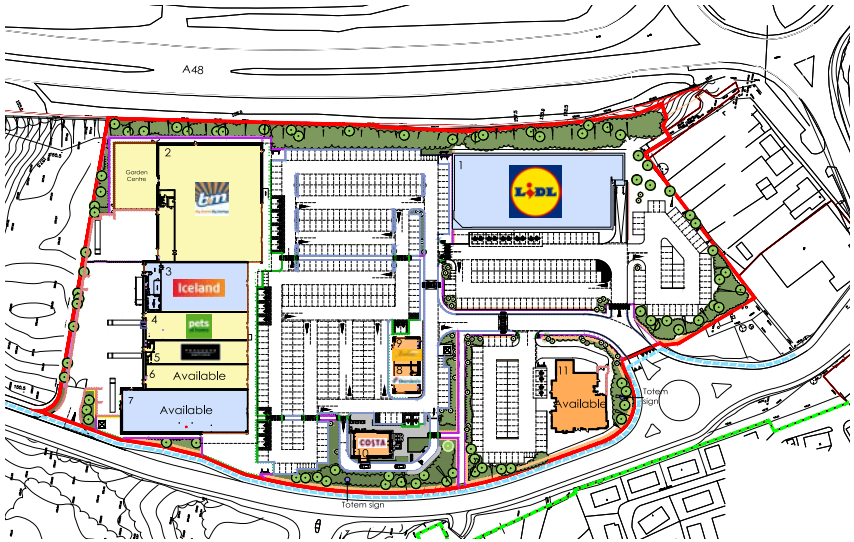
All figures quoted are exclusive of V.A.T. where applicable.

ENERGY PERFORMANCE RATING

Available on request

LEGAL COSTS

Each party is to bear their own legal and professional costs incurred in the transaction.



Plans are for identification purposes only. Not drawn to scale.

VIEWING

Strictly by appointment with Sole Agents Fletcher Morgan.

Fletcher Morgan
029 2037 8921
25 Park Place
Cardiff CF10 3BA

CONTACT:

Richard Ryan E: richard.ryan@fletchermorgan.co.uk

Matthew Jones E: matthew.jones@fletchermorgan.co.uk

A development by

CONYGAR

"Fletcher Morgan (and its subsidiaries and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Fletcher Morgan cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Fletcher Morgan (and its subsidiaries and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property ; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Fletcher Morgan (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at any property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such for their requirements.

Created by Carrick. 029 2083 9120 carrickcreative.co.uk 01/0/2019