

FISHGUARD 1 HIGH STREET

ACCOMMODATION

The net internal floor areas and dimensions are:

Gross Frontage	7.06 m	(23 ft 2)
Internal Width (max)	7.12 m	(23 ft 4)
Shop Depth	9.77 m	(32 ft 0)
Ground Floor Sales	56.49 m ²	(608 ft ²)
Kitchenette	3.28 m ²	(35 ft ²)
WC & Disabled WC		

LEASE TERMS

A new is available for a term to be agreed.

RENT

Offers in the regions of £6,250 per annum exclusive.

VAT

All figures are exclusive of VAT, if applicable.

BUSINESS RATES

According to the Valuation Office website the premises are assessed as follows:-

Rateable Value: £8,700

It is understood that no rates are payable until 31 March 2021. After this date, the occupier would benefit from small business relief. For details, please refer to: <https://businesswales.gov.wales/business-rates-relief-in-wales>

PLANNING

It is understood that the premises benefit from an A2 (Financial and Professional Services) planning consent although can also be used for A1 (Retail).

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

ENERGY PERFORMANCE CERTIFICATE

C (61). The Certificate is available on request, application.

VIEWINGS

Strictly via sole letting agents:

William Pattemore

william.pattemore@carterjonas.co.uk

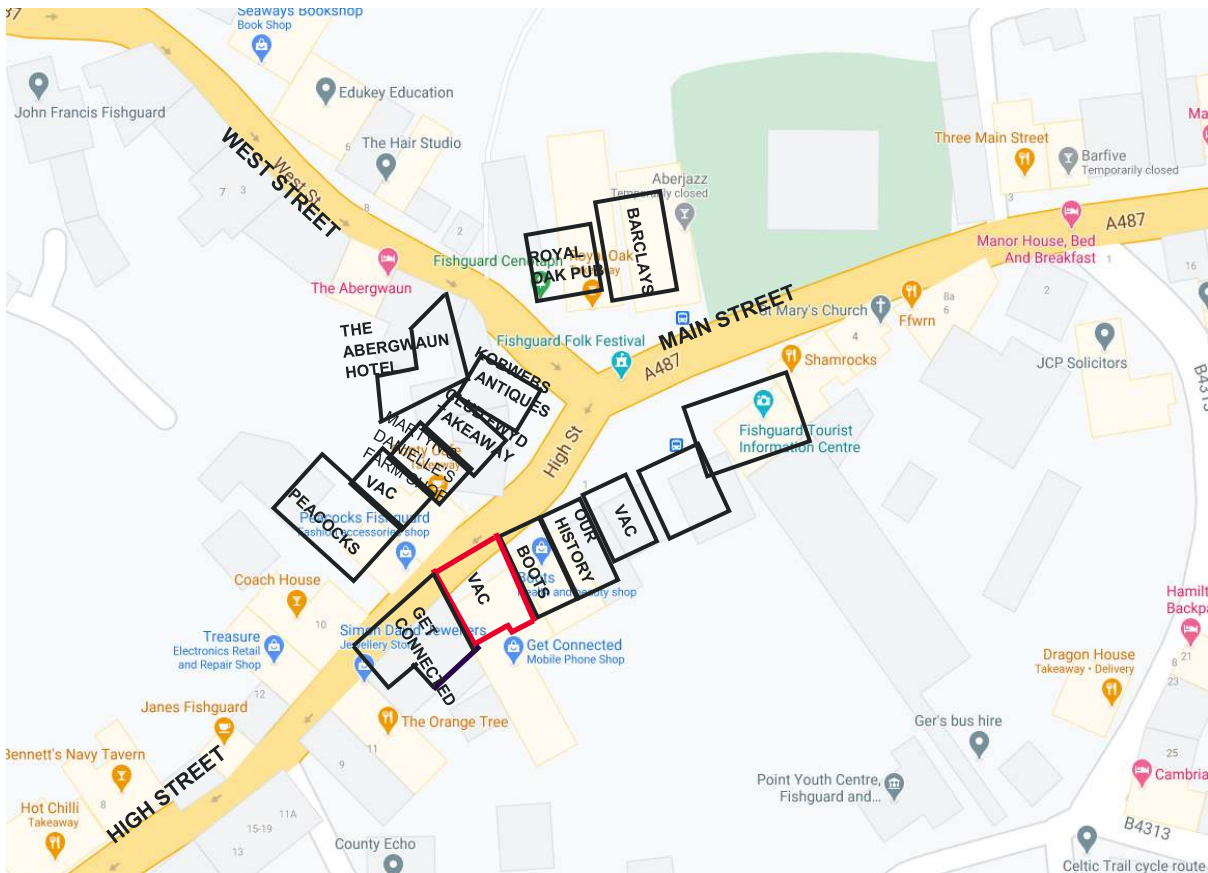
Stuart Williams

stuart.williams@carterjonas.co.uk

at this office.

For details of all commercial properties marketed through this firm please visit:

carterjonas.co.uk/commercial



SUBJECT TO CONTRACT DECEMBER 2020

IMPORTANT INFORMATION

This property and the contents are offered as they are. The advertiser makes no representation as to the accuracy or completeness of the information provided. The advertiser is not responsible for any loss or damage caused by the use of the information provided. The advertiser is not responsible for any loss or damage caused by the use of the information provided. The advertiser is not responsible for any loss or damage caused by the use of the information provided. The advertiser is not responsible for any loss or damage caused by the use of the information provided.

**Carter
Jonas**