

RETAIL UNIT TO LET

**jackson
criss**

West End House, 11 Hills Place
London W1F 7SE

+44(0)20 7637 7100
www.jacksoncriss.co.uk

CARMARTHEN – UNIT 21-22 MERLINS WALK



TO LET

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

RENT

£120,000 per annum exclusive.

FLOOR AREAS

Ground Floor: 4,600 sq ft (427.34 sq m)

First Floor: 485 sq ft (45.05 sq m)

SERVICE CHARGE

The service charge for 2018 is approximately £25,530 per annum.

EPC

Available upon request.

RATEABLE VALUE

£62,000 (2017 assessment)

**SUBJECT TO CONTRACT &
VACANT POSSESSION**



- The property occupies an excellent position within Merlin's Walk.
- The scheme benefits from an annual footfall of approximately 3 million people.
- Nearby occupiers within the scheme include **Card Factory, TK Maxx & Argos.**

IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

RETAIL UNIT TO LET

**jackson
criss**

West End House, 11 Hills Place
London W1F 7SE

+44(0)20 7637 7100
www.jacksoncriss.co.uk

VIEWING

Michael Lockhart

020 7637 7100

mlockhart@jacksoncriss.co.uk

Liam Jones

020 7637 7100

liamj@jacksoncriss.co.uk

or alternatively our
joint agents;

Cooke and Arkwright

029 2034 6311



IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.