

PRIME SHOP TO LET

Unit 4, 15 John St. CARMARTHEN

LOCATION

The property occupies an excellent location on John Street, opposite Marks and Spencer and adjacent to Superdrug. John Street provides a link from John Street through to the St. Catherine Walk Shopping Centre. Other retailers nearby include Boots, Vision Express Next and Debenhams

DESCRIPTION

The property comprises a ground floor shop with first floor storage accommodation. There is a communal rear service yard.

ACCOMMODATION

The accommodation affords the following approximate areas:-

Gross Frontage	10.06m	33'0"
Internal width	9.30m	30'6"
Shop depth	56.70m	186'0"
Sales area	529 sq.m.	5687 sq.ft.
First floor storage	499 sq.m	5368 sq.ft.

TENURE

The property is available on a new lease for a term to be agreed

RENT

Rental offers of £80,000 per annum exclusive are invited.



EPC

The building has an Energy Performance Rating in band C

RATES

We are informed that the current RV is £98,000

LEGAL COSTS

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

POSSESSION

The property is available subject to achieving possession.

VAT

All figures are exclusive of VAT where applicable.

VIEWING

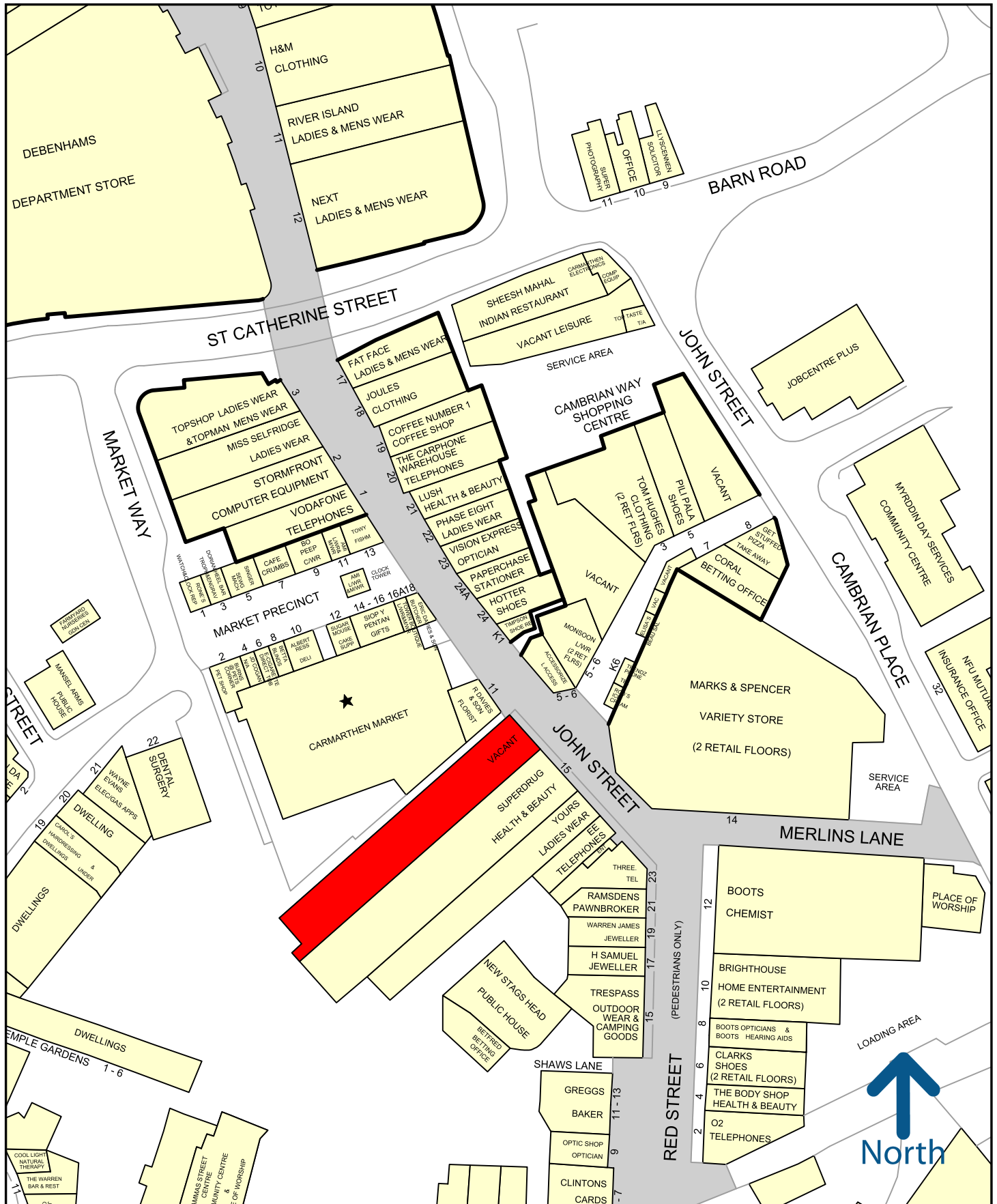
Strictly by appointment with sole agents

Dylan Jones Retail LLP

Contact: Dylan Jones

Tel: 07713 158322

E mail – Dylan@dylanjonesretail.co.uk



Experian Goad Plan Created: 20/07/2018

Created By: Dylan Jones Retail LLP