

# RETAIL UNIT TO LET

jackson  
criss

West End House, 11 Hills Place  
London W1F 7SE

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

## LLANELLI – UNIT 20 ST ELLI SHOPPING CENTRE



### TO LET

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

### RENT

£24,500 per annum exclusive.

### FLOOR AREAS

	SQ FT	SQ M
Internal Width:	20 ft 2 ins	6.11
Shop Depth:	35 ft 4 ins	10.68
Ground Floor Sales:	796	74.03

### SERVICE CHARGE

The service charge for 2018 is approximately £6,961 per annum.

### EPC

C-67.

### RATEABLE VALUE

£13,000 (2017 assessment)

### SUBJECT TO CONTRACT



- The scheme benefits from an annual footfall of approximately 7.5m people.
- 450 space car park adjoins the shopping centre.
- National occupiers within the scheme include **Asda**, **Wilko** & **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.

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## VIEWING

**Michael Lockhart**  
020 7637 7100  
[mlockhart@jacksoncriss.co.uk](mailto:mlockhart@jacksoncriss.co.uk)

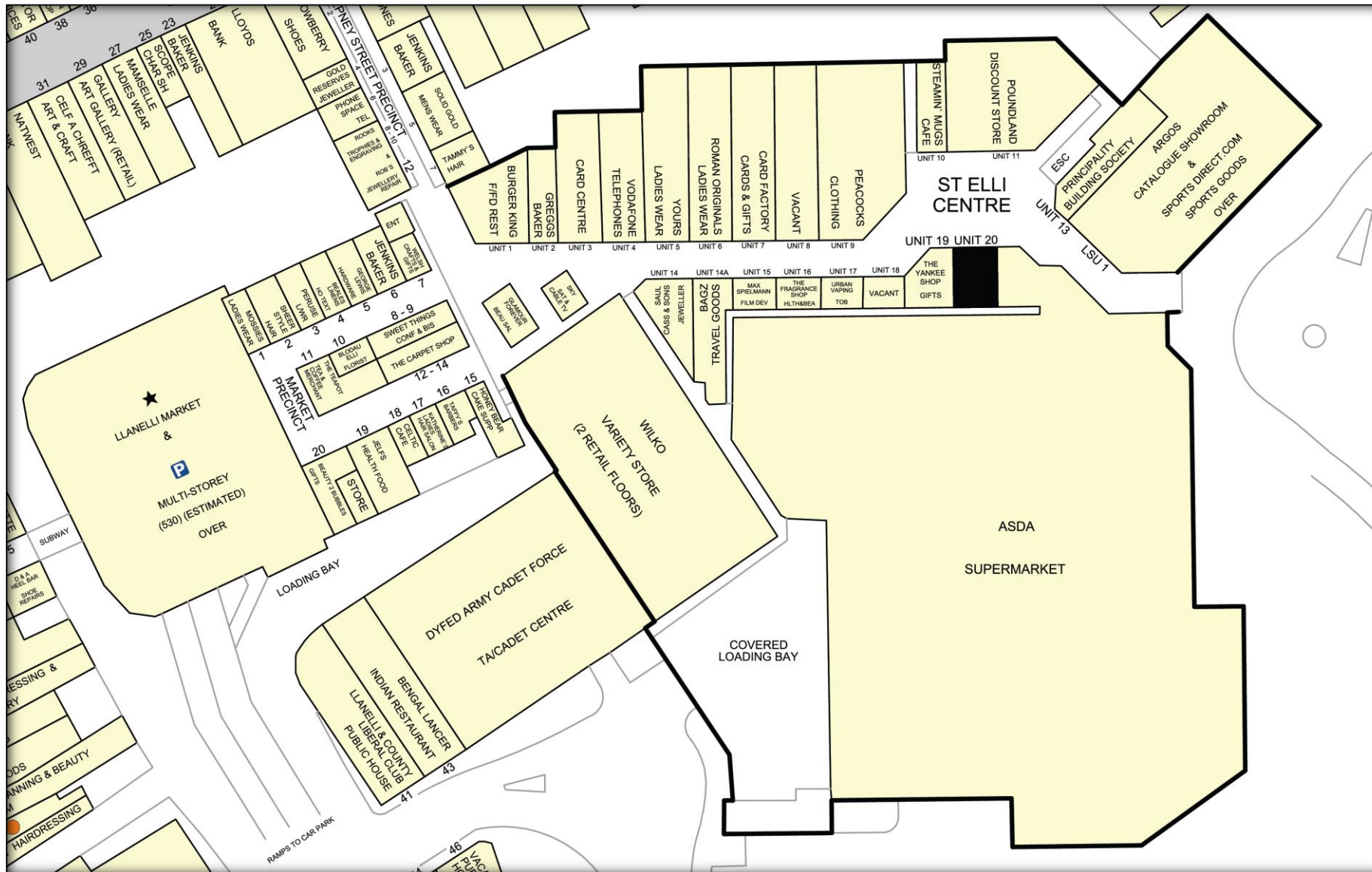
**Liam Jones**  
020 7637 7100  
[liamj@jacksoncriss.co.uk](mailto:liamj@jacksoncriss.co.uk)

or alternatively our  
joint agents;

Cooke and Arkwright  
029 2034 6311

**NEW  
RIVER**

0203 328 5800



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