



## PRIME SHOP TO LET

### UNIT 1 CAMBRIAN WAY CARMARTHEN SA31 1QN

#### LOCATION

The property occupies a good trading position within Cambrian Way Shopping Centre, Carmarthen. Other retailers in close proximity include Marks & Spencer and Monsoon.

#### DESCRIPTION

The premises are arranged over ground and first floor.

#### ACCOMMODATION

The property provides the following approximate areas:-

Ground floor sales	1791 sq.ft. (166 sq.m.)
First floor store	1669 sq.ft. (155 sq.m.)

#### LEASE

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

#### RENT

£35,000 per annum exclusive. Incentives are available subject to covenant strength.

#### SERVICE CHARGE

The current service charge for the unit equates to £9,773 per annum.



#### BUSINESS RATES

We are informed that the rateable value of the property is £36,500. However interested parties should make their own enquiries with the Local Authority.

#### EPC

We understand the property has an Energy Performance Asset Rating of Band D. A full certificate is available on request.

#### LEGAL COSTS

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

#### VAT

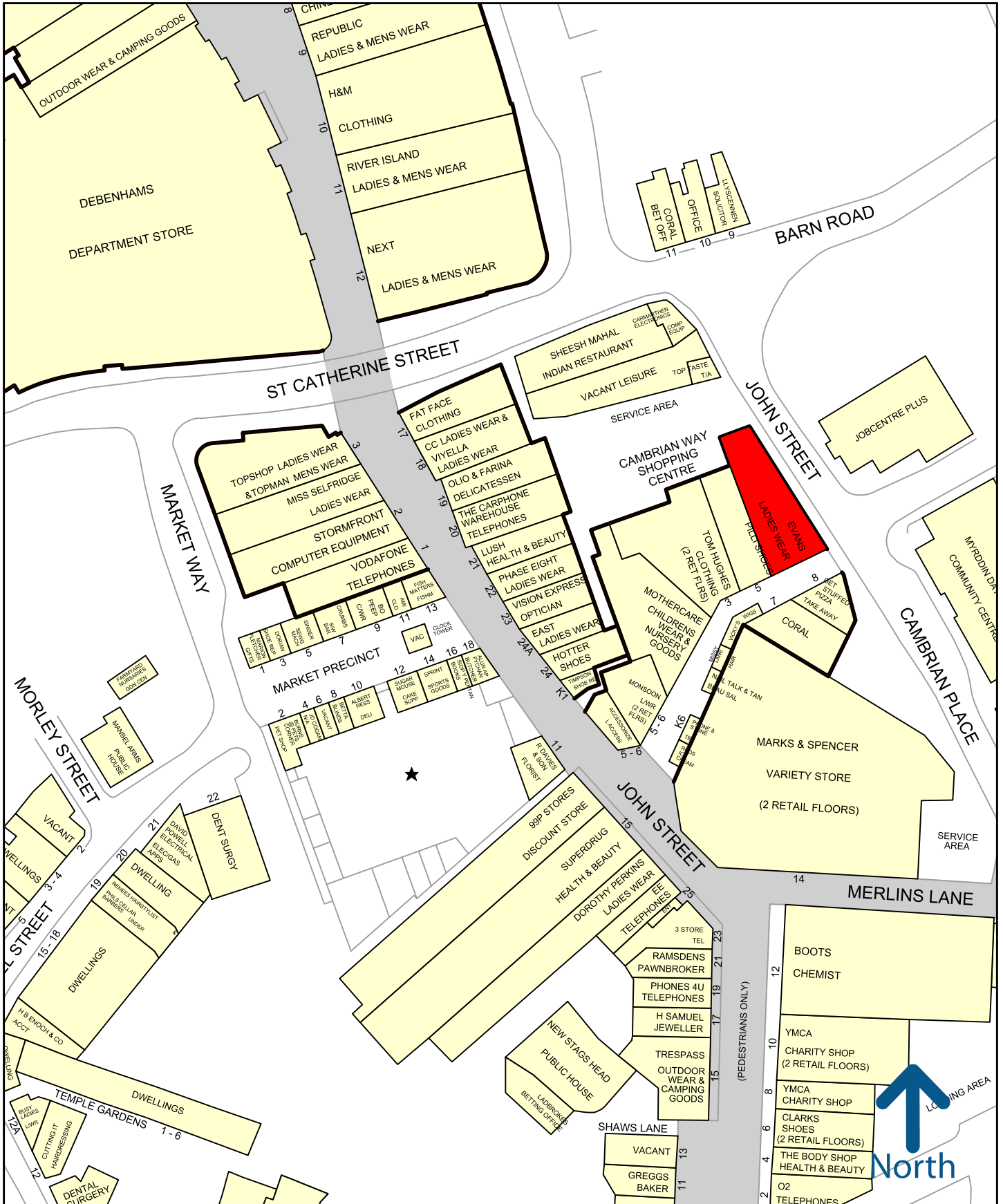
All figures are exclusive of VAT where applicable.

#### VIEWING

Strictly by appointment with sole agents:-  
Emanuel Jones

Contact: David Williams/Rhys Williams  
Tel: 029 2081 1581

#### **SUBJECT TO CONTRACT & AVAILABILITY**



Experian Goad Plan Created: 03/10/2014  
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