



# 029 2081 1581 www.emanuel-jones.co.uk

6 Ty-Nant Court, Morganstown, Cardiff CF15 8LW

# 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 sales1791 sq.ft. (166 sq.m.)First floor store1669 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

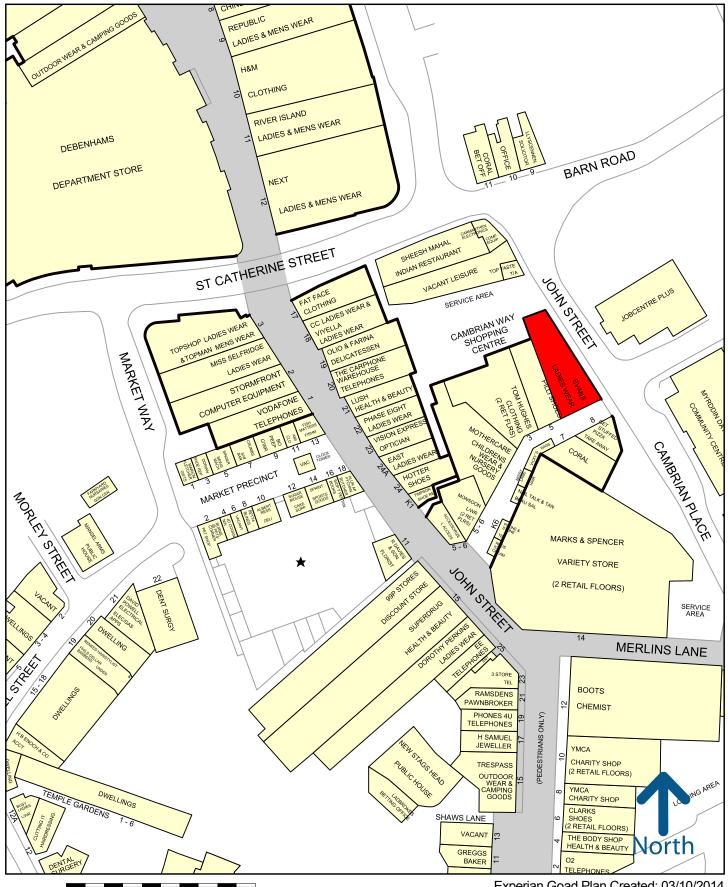
Strictly by appointment with sole agents:-Emanuel Jones Contact: David Williams/Rhys Williams Tel: 029 2081 1581

#### SUBJECT TO CONTRACT & AVAILABILITY

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50 metres

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