

PRIME 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 6 MERLIN'S 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

£25,000 pax.

FLOOR AREAS

Ground Floor Sales
First Floor Ancillary

SQ FT

620
660

SQ M

57.60
61.32

SERVICE CHARGE

£4,832 pa for 2020.

EPC

The EPC rating is 69-C.

RATEABLE VALUE

£18,750 (2017 Assessment).

Occupiers will be entitled to 100% rates relief for the 2020/21 period.

SUBJECT TO CONTRACT

SUBJECT TO VACANT POSSESSION

- The property occupies a prime position close to the town's main surface car park.
- Occupiers within the scheme include **Poundland**, **T K Maxx**, **Argos**, **Holland & Barrett**, **Card Factory** and **Salt Rock**.



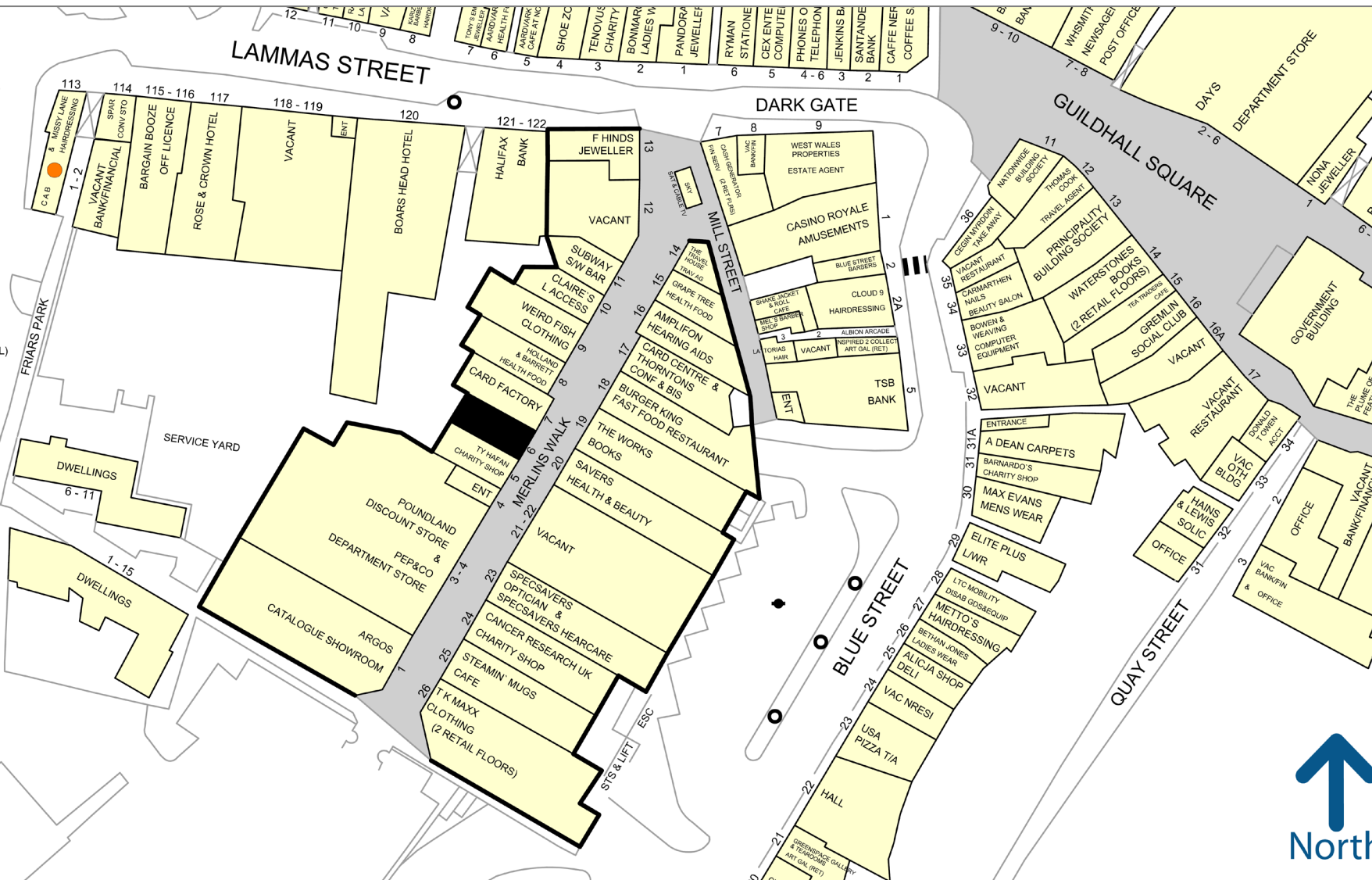
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VIEWING

Michael Lockhart
020 7637 7100
mlockhart@jacksoncriss.co.uk

Or via joint agents:
Cooke & Arkwright
02920 346 346

Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



HOLLAND & BARRETT

