



PRIME SHOP UNIT

TO LET

24 St Catherine's Walk
Shopping Centre
Carmarthen
SA31 1GA



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SA31 1GA

TO LET



Vibrant shopping and leisure destination in
south west Wales anchored by Debenhams

st
St.Catherine's
Walk
Shopping Centre Carmarthen

029 2037 8844 • www.ejhailes.co.uk

28 Windsor Place • Cardiff • CF10 3SG

LOCATION & DESCRIPTION

The property forms part of St Catherine's Walk Shopping Centre, the prime fashion pitch for the Town. The scheme provides an impressive combination of retail and leisure operators together with an adjoining 950 space multi-storey car park.

Multiple retailers within close proximity to the subject property include Fat Face, Joules, Storm Front, Coffee #1, Lush and Phase 8.

The location of the property is shown on the attached street traders plan.

A scheme brochure is available upon request with additional general information.

ACCOMMODATION

The property comprises a ground floor retail unit with first floor ancillary accommodation.

The property comprises the following approximate floor areas:-

Ground Floor Sales	74.3 sqm	800 sqft
First Floor Ancillary	76.6 sqm	825 sqft

LEASE TERMS

The property is available on a new lease for a term of 10 years, subject to an upward only rent review at the end of the 5th year. The lease will be drawn on the standard scheme lease including effective full repairing and insuring covenants by way of a service charge.

RENTAL

£37,500 per annum exclusive.

SERVICE CHARGE

The estimated service charge for the year ending 31 March 2020 is £5,550. plus VAT.

RATES

We are informed by the Local Rating Authority that the property has been assessed for rates as follows:-

Rateable Value	£36,250.00
Rates Payable (2018/19)	£18,632.50

EPC

The property has an EPC rating of C:52. A copy of the Energy Performance Certificate is available upon request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact: Philip Gwyther • Tel: 029 2034 7122 • E-mail: philip@ejhales.co.uk
Owen Cahill • Tel: 029 2034 7111 • E-mail: owen@ejhales.co.uk, Phillip Morris • Tel: 029 2034 7104 • E-mail: pvm@ejhales.co.uk
or our joint agents: BNP Paribas Contact: Tel 020 7318 5155

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

