

PRIME SHOP TO LET

SA31 1QN

UNIT 4 CAMBRIAN WAY, CARMARTHEN



**BUSY
THOROUGHFARE
BETWEEN JOHN
STREET CAR PARK &
PRIME PITCH**

LOCATION

Cambrian Way Shopping Centre is located off John Street, a short distance from St Catherine's Walk Shopping Centre. The property occupies a good trading position within Cambrian Way opposite the 464 space John Street car park and one of the town's main pedestrian access points. Other occupiers in close proximity include **Marks and Spencer, Coral and Monsoon.**

ACCOMMODATION

The premises comprise the following approximate dimensions and net internal floor areas:-

Gross Frontage	11.81 m	38 ft 9 in
Net Frontage	10.08 m	33 ft 1 in
Internal Width	8.71 m	28 ft 7 in
Shop Depth	26.36 m	89 ft 9 in
Ground Floor Sales	257.71 sq m	2,774 sq ft
First Floor	241.09 sq m	2,595 sq ft

RENT

£45,000 per annum exclusive.

LEASE TERMS

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

SERVICE CHARGE

£13,931.95 per annum.

BUSINESS RATES

Rateable Value £35,500

UBR (2019/20) 49.1p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the local authority, 01267 234 567.

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band C. A copy of the Report is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

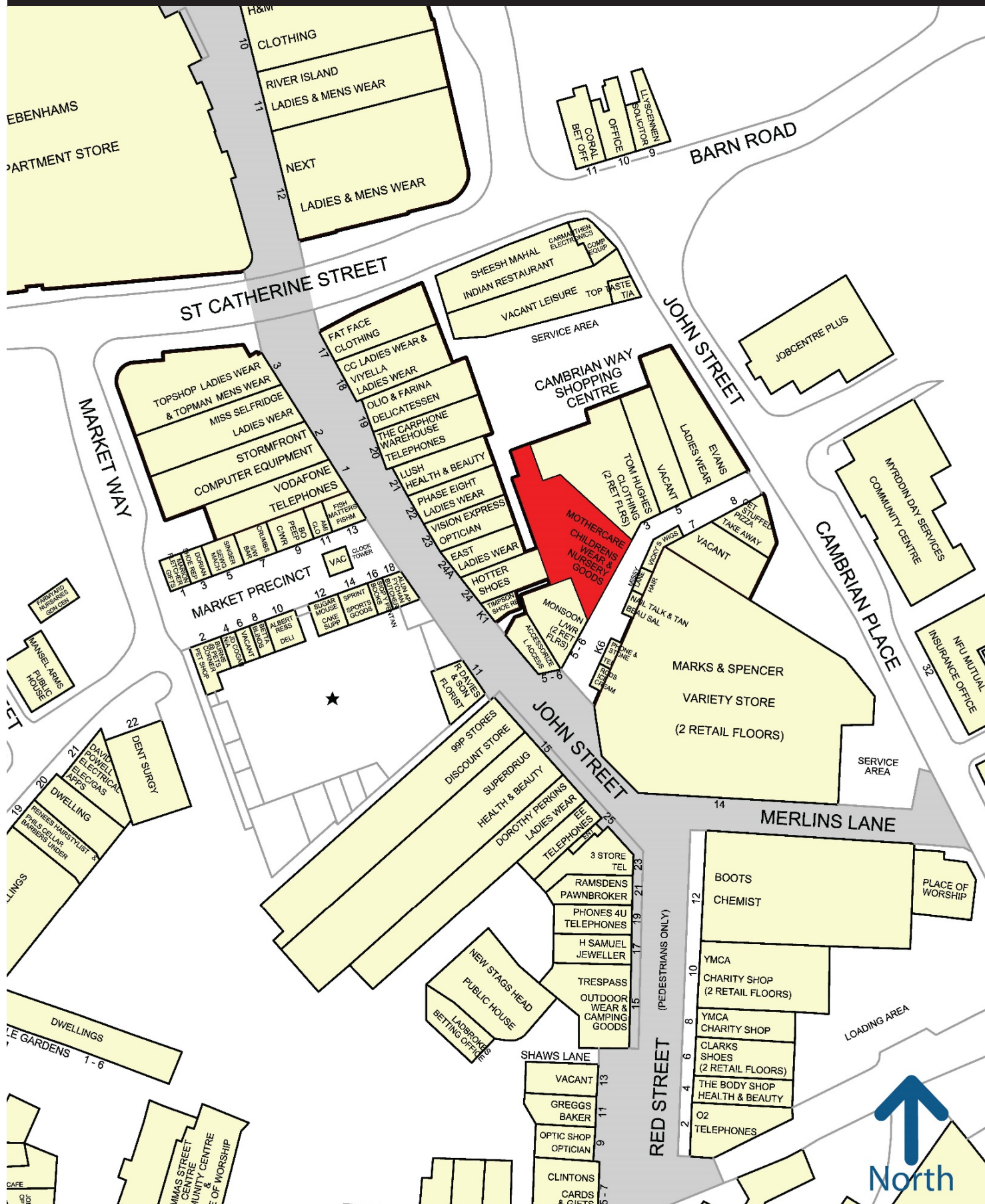
SUBJECT TO CONTRACT APRIL 2019

For further information or to arrange a viewing, please contact:

Simon Morris
simon.morris@gcw.co.uk
020 7647 4802

Emanuel Jones Chartered Surveyors
029 2082 0442

UNIT 4 CAMBRIAN WAY, CARMARTHEN



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No responsibility or warranty whatever is made or given either during negotiations or in particulars by vendor, lessor or the agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 30 City Road, London EC1Y 2AB.

Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance SurveyMap with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without agent. Gooch Cunliffe Whale LLP. Registered in England No. OC376010. Registered office: 30 City Road, London EC1Y 2AB.