

CARMARTHEN – 4 MERLINS WALK, SA31 3BN



TO LET

The premises is available to let by way of a new effectively internal repairing and insuring lease for a term to be agreed.

RENT

£18,000 pax.

FLOOR AREAS

First Floor N/A

SQ FT

3,610

SQ M

335.38

SERVICE CHARGE

The service charge for 2020 is approximately £11,878 per annum

EPC

The EPC rating is 65-C.

RATEABLE VALUE

£18,750

RATES PAYABLE

£9,356

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

SUBJECT TO CONTRACT



- The premises occupies a convenient location within Merlin's Walk shopping centre close to one of the town's main surface car parks, with space for 350 vehicles.
- The premises is ideally located to benefit from public transport, including the nearby bus station and Carmarthen train station.

