SQ M

335.38

CARMARTHEN – 4 MERLINS WALK, SA31 3BN



- 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.

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 SQ FT First Floor NIA 3,610

SERVICE CHARGE

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



EPC

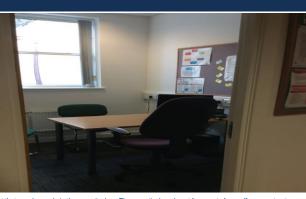
The EPC rating is 65-C.

RATEABLE VALUE £18,750

RATES PAYABLE £9,356

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

SUBJECT TO CONTRACT



IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on therwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

FIRST FLOOR OFFICE TO LET jackson criss

West End House, 11 Hills Place London W1F 7SE **+44(0)20 7637 7100** www.jacksoncriss.co.uk



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.

IMPORTANT NOTICE: Jackson Criss, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.