

FOR SALE/TO LET

NEW RETAIL AND LEISURE SCHEME CIRCA 120,000 SQ.FT.

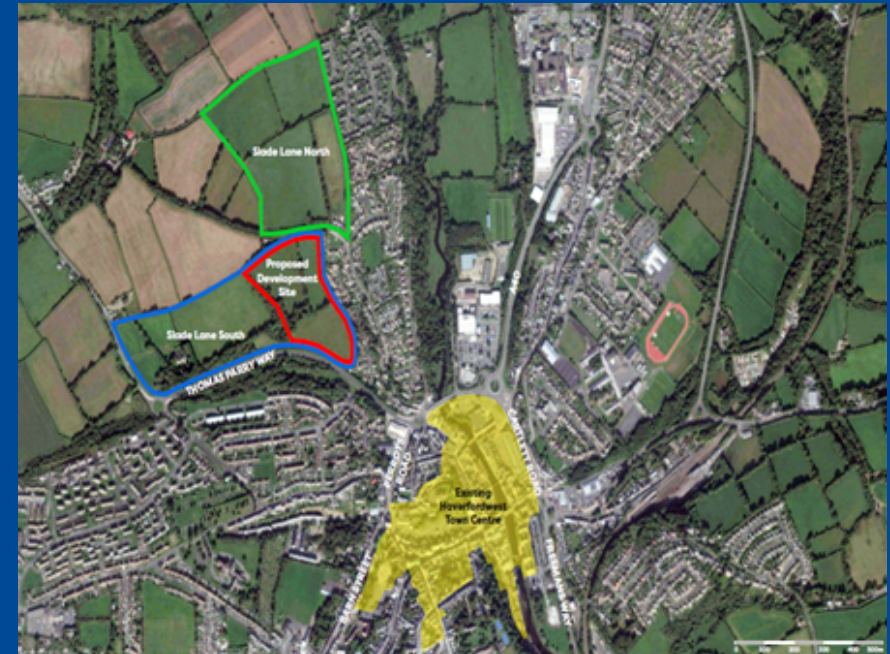
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25 Park Place, Cardiff CF10 3BA



Fletcher Morgan



A487 (Thomas Parry Way) Haverfordwest SA61 2HH



Location

The property is located at Culverhouse Cross approximately 3 Haverfordwest is the principle town of the County of Pembrokeshire located approximately 57 miles to the west of Swansea. The town has a large catchment population with a strong existing retail offer including: Debenhams, Marks & Spencer, Sports Direct, Morrisons, Tesco, McDonalds, Laura Ashley, TK Maxx, Home Bargains, Wickes amongst others. The subject site forms part of a new comprehensive development totalling 86 acres which will include 729 new homes.

Description

A new purpose retail and leisure scheme comprising 17 units (Cinema will be above units 12-16) and extending to 114,800 sqft together with 602 car parking spaces. Units will be available from 1,250 sqft.

Tenure

Available by way of a new full repairing and insuring lease. Alternatively consideration may be given to freehold disposals.

Purchase Price/Rent

On application

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Energy Performance Certificate

Energy Performance Certificate will be produced upon completion of the development.

Rates

Interested parties are advised to rely on their own enquiries to relevant Local Authority Rates Department.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

RETAIL

Unit 1	1,800 sq.ft.		167 sq.m.
Unit 2	3,000 sq.ft.		278 sq.m.
Unit 3	1,250 sq.ft.		116 sq.m.
Unit 4	1,250 sq.ft.		116 sq.m.
Unit 5	20,000 sq.ft.		1,858 sq.m.
Unit 5 Garden Centre	4,500 sq.ft.		418 sq.m.
Unit 6	10,000 sq.ft.		929 sq.m.
Unit 6 Mezzanine	10,000 sq.ft.		929 sq.m.
Unit 7	10,000 sq.ft.		929 sq.m.
Unit 8	10,000 sq.ft.		929 sq.m.
Unit 9	10,000 sq.ft.		929 sq.m.
Unit 9 Mezzanine	10,000 sq.ft.		929 sq.m.
Unit 10	3,000 sq.ft.		278 sq.m.
Unit 11 60 Bed Hotel	20,000 sq.ft.		1,858 sq.m.
TOTAL	114,800 sq.ft.		10,663 sq.m.

Car parking 434 spaces

LEISURE

Unit 12	3,000 sq.ft.		278 sq.m.
Unit 13	2,800 sq.ft.		260 sq.m.
Unit 14	2,800 sq.ft.		260 sq.m.
Unit 15	2,800 sq.ft.		260 sq.m.
Unit 16	2,690 sq.ft.		250 sq.m.
Unit 17 5 Screen Cinema	16,006 sq.ft.		1,555 sq.m.
TOTAL	30,096 sq.ft.		2,863 sq.m.

Car parking 168 spaces

CONTACT

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