



Location

Located in the 245,000 sq ft St Catherine's Walk Shopping Centre within Carmarthen town centre just off the A40.

St Catherine's Shopping Centre is anchored by a 6 screen VUE cinema and provides a wide range of retail and leisure offerings. Occupiers on the scheme include Mitchells & Butlers (Toby Carvery), Debenhams, Marks & Spencer, Costa and Pizza Express.

HIGHLIGHTS

- + Prime retail and leisure destination in Carmarthen
- + Nearby occupiers include Vue, Mitchells & Butlers, Debenhams, Marks & Spencer, Costa and Pizza Express
- + Fully fitted ground floor restaurant
- + Situated within Carmarthen town centre close to the train station
- + GIA approx. 371 sq m (3,993 sq ft)
- + Guide Rent: £50,000 per annum

Description

The restaurant premises comprises a ground floor unit. There is an external seating area to the front elevation.

Accommodation

The premises are configured to provide accommodation all at ground floor level and are laid out to provide a variety of tables and seating for circa 189 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

Approximate Floor Areas

The property has the following approximate gross internal area:

Ground Floor	371 sq m (3,993 sq ft)
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FRANKIE & BENNY'S, CARMARTHEN
St Catherine's Walk, SA31 1GA

savills

Tenure

Available by way of a sublease until 25 December 2027 at a guide rent of £50,000 per annum. The most recent annual service charge was £9,686.

Rateable Value

2023 £72,500

EPC

C-72

Viewings

The restaurant is currently closed so all viewings must be arranged via the sole agents Savills.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

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Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

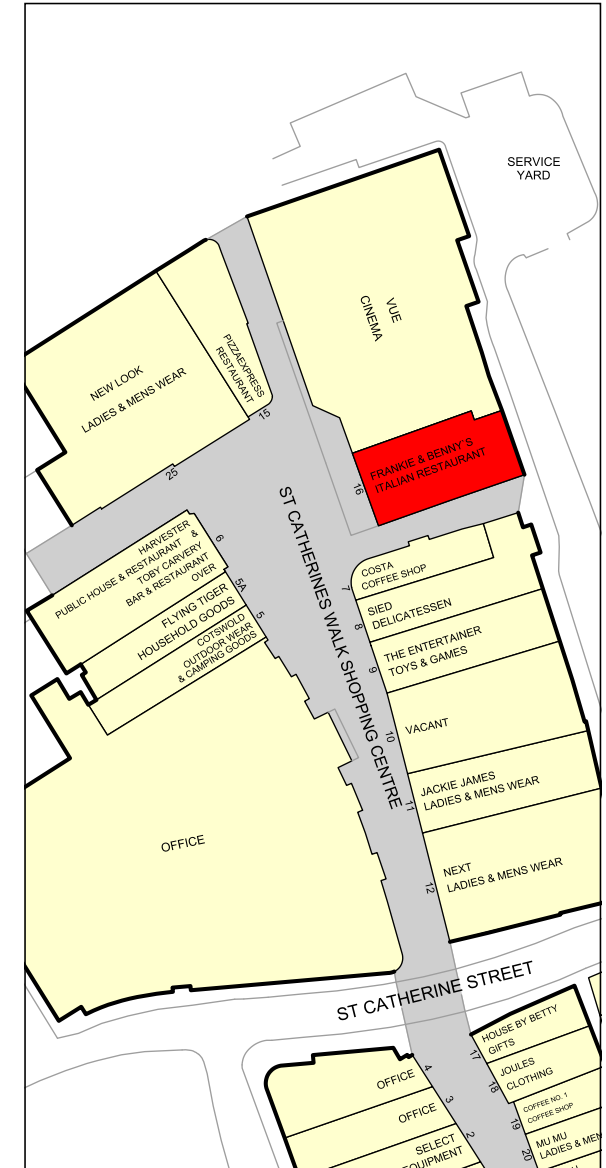
VAT

All figures quoted are exclusive of VAT.

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