



TO LET

Prime Retail Unit

2,378 sq.ft

(220.9 sq.m)

5-7 Red Street, Dark Gate Centre, Carmarthen, SA31 1QL

- Located within the prime part of the pedestrianised Red Street
- Adjacent occupiers: Cafe Nero and Greggs
- Rear access provided for deliveries

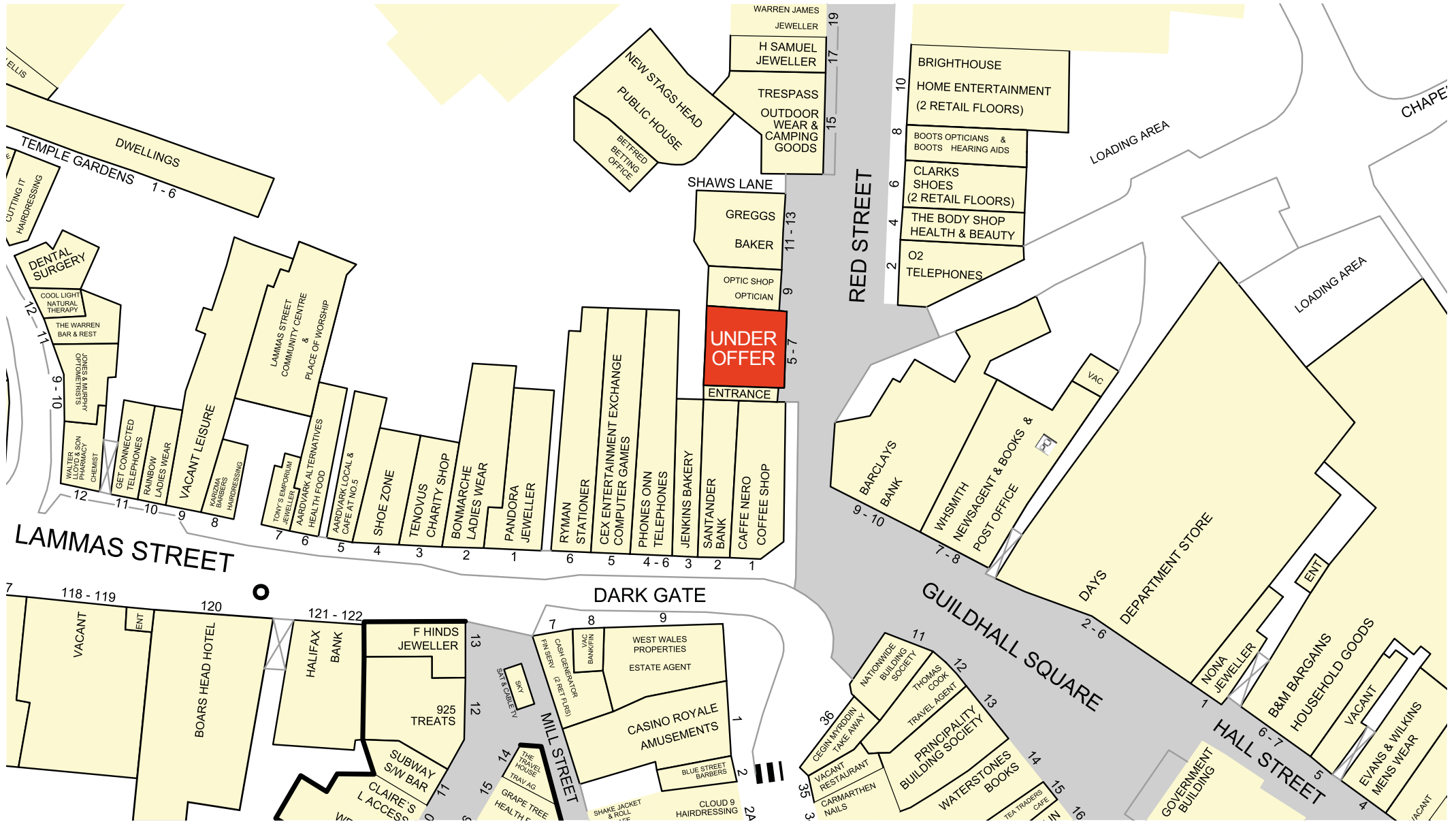
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Areas (approx. NIA)	Sq.ft	Sq.m
GF Sales with FF ancillary space	2,378	220.9
TOTAL	2,378	220.9

Description

The premises comprises ground floor accommodation with first floor ancillary space. Access is direct from Red Street whilst rear access is provided for deliveries.

Rent

£29,950 pa exclusive of rates, VAT and service charge.

Rateable Value

Rateable Value for the property is: Rateable value £24,451

Rates payable £12,519

Interested parties are encouraged to make their own enquirers with the Local Rating Authority.



Services

Mains electricity, water and drainage are connected to the property.

Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - SA31 1QL

The premises is located within the prime part of the pedestrianised Red Street, Carmarthen, with adjacent occupiers being Cafe Nero and Greggs. Other occupiers within the immediate vicinity include O2, Trespass, Boots and H.Samuel.



Viewing

Strictly via prior appointment with the appointed agent:



Ben Davies 029 2034 6311

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Ella Jefferies 029 2034 6316

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Owned and Managed by

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