



1 Bath Cottages Upper Frog Street, Tenby, SA70 7JD

£8,500 Per Annum



A retail unit available to rent immediately on the busy pedestrian thoroughfare of Upper Frog Street, situated in the centre of the Historic Walled Town of Tenby.

The unit measures approximately 280 sq ft and benefits from a large display window, a small store area and a toilet to the rear which is shared with the retail unit next door.

- **280 Sq Ft Retail Unit**
- **Internal Storage Area**
 - **Staff Toilet**

- **Large Display Window**
- **Superb Trading Location**
 - **Available Immediately**

RETAIL AREA

Retail unit has a number of ceiling spotlights, burglar alarm, a number of wall light sockets and a telephone point.

STORE ROOM

To the rear of the shop there is a small store room and a solid wood door leads out to the rear of the property where there is a WC.


WC

WC has wall light fitting, wall mounted wash hand basin and WC.

NOTES

The water bill is split equally between this unit and the one next door, and in addition to the rent, Unit 1 also pays 1/8 contribution of the total premium for the buildings insurance, which last year was £270.84. The water contribution would be in the order approx.£100 P/A We have calculated the water figures based on previous consumption.

Ratable value is £7000 P/A

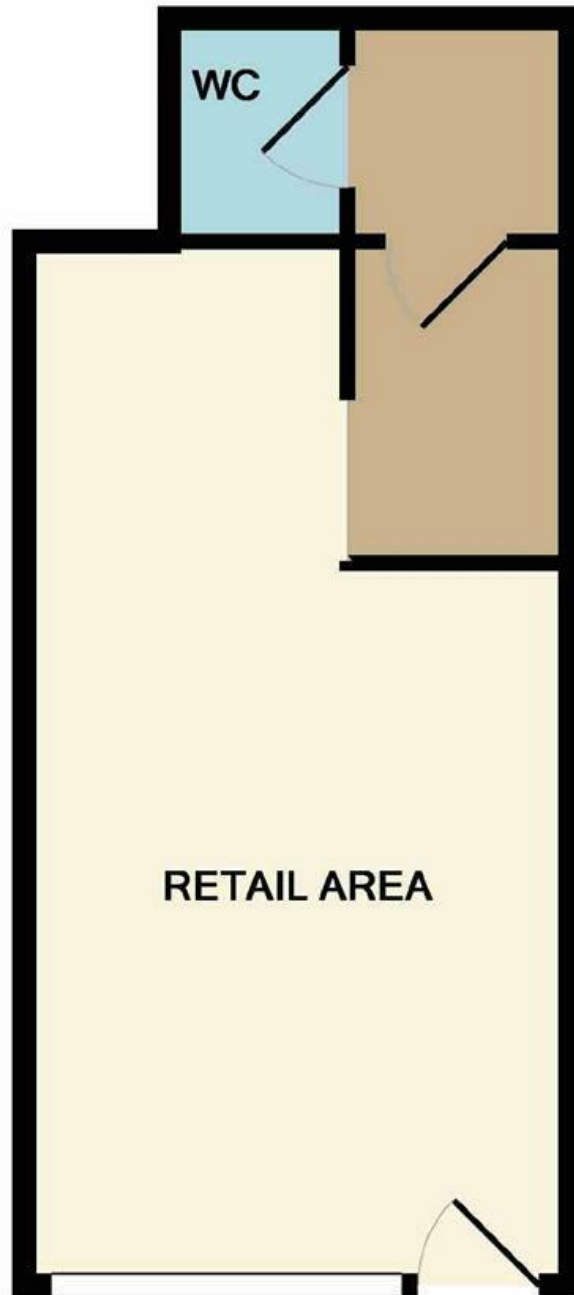
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



From our office head up through Tudor Square and turn left before you get to the church. Bear right and turn right into Upper Frog Street and the retail unit is approximately 10 metres on the left hand side. The property is entered via a glass panel solid wood front door which opens into the retail unit.



Floor Plan



BATH COTTAGE, UPPER FROG STREET, TENBY
TOTAL APPROX. FLOOR AREA 280 SQ.FT. (26.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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