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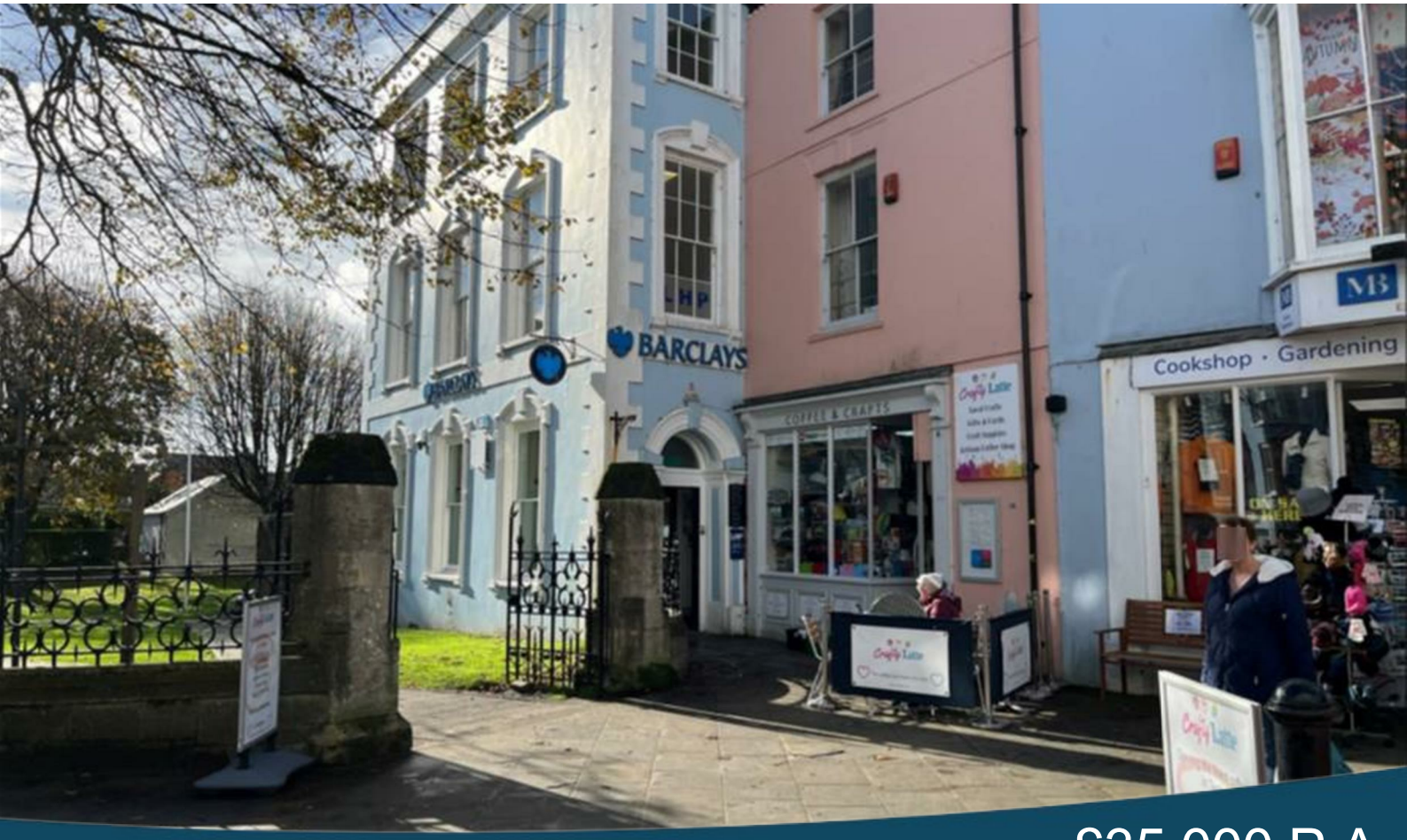

Former Barclays Bank High Street
Tenby
SA70 7HD

£35,000 P.A

Commercial

LOCK HOUSE C. 1750

The Property Ombudsman

Regulated by R.I.C.S Giles Birt, B.Sc., M.R.I.C.S

RICS

Location

The property is located in Tenby, a seaside town in West Wales. The town can be accessed via the A478 which in turn links to the A477 providing connectivity both East and West. The property itself is located on the High Street, the primary retailing location. Local occupiers nearby include Boots, Trespass, Millets, Cornish Bakehouse, Tesco Express and Greggs.

Description

Access to the property is provided via High Street. The available commercial space comprises ground floor retail accommodation with rear WCs, staff room, and storage.

Accomodation

We understand the property provides the following approximate net internal areas (NIA):
Ground Floor 1,559 sq ft | 145.00 sq m
First Floor 742 sq ft | 68.93 sq m
TOTAL 2,301 sq ft | 213.92 sq m

Use

We understand the property currently benefits from A1/A2 use. The property may be suitable for alternative uses, subject to planning.

Rent

The property is available at a quoting rent of £35,000 per annum.

Lease Terms

The property is available via a new lease, with the term of years to be agreed.

Business Rates

We understand that the rateable value of the property is £24,750. Using the 2024/25 UBR (0.562), rates payable are £13,909.50.
Interested parties should rely on their own enquiries with the Local Authority.

EPC

The property has an EPC rating of E (112). A full copy of the certificate can be made available upon request.

VAT

All figures quoted exclusive of VAT, where applicable.

Legal Costs

Each party to bear their own legal and professional costs incurred.

Viewing

Strictly by appointment through joint agents Emanuel Jones & Birt and Co:-
Contact: David Williams / Carlo Piazza
Giles Birt / Ben Vickery
giles.birt@birtandco.co.uk
ben.vickery@birtandco.co.uk
or
Email: david@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk