



## 21-22 Merlin's Walk

Carmarthen, SA31 3BN

### 5085 sq ft Retail in Carmarthen to let

4,600 to 5,085 sq ft  
(427.35 to 472.41 sq m)

- Quoting rent £80,000 pax
- The property occupies a prime position within Merlin's Walk close to one of the town's main surface car parks.
- The property comprises a ground and first floor mid terraced shop within the scheme, with access provided directly from Merlin's Walk.
- Ground Floor Sales 427.35 sq m 4,600 sq ft First Floor 45.05 sq m 485 sq ft

# 21-22 Merlin's Walk, Carmarthen, SA31 3BN

## Summary

<b>Available Size</b>	4,600 to 5,085 sq ft
<b>Rent</b>	£80,000.00 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (65)

## Description

**LOCATION:** The property occupies a prime position within Merlin's Walk close to one of the town's main surface car parks, with space for 350 vehicles. Occupiers within the scheme include Poundland, TX Maxx, Argos, Holland & Barrett, Card Factory, Salt Rock, with adjacent occupiers being Specsavers and Savers.

The scheme benefits from a footfall of approximately 57,150 people per week.

**DESCRIPTION:** The property comprises a ground and first floor mid terraced shop within the scheme, with access provided directly from Merlin's Walk.

**TERMS:** The premises is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

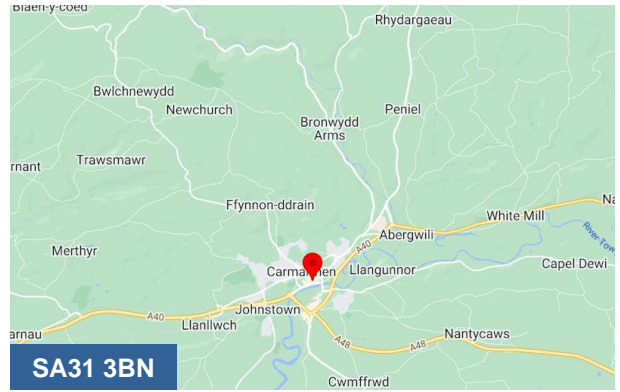
Quoting rent £80,000 pax **RATEABLE VALUE:** The 2017 draft Rateable Value for the property is:- Rateable value £62,500 Rates payable £31,189 Interested parties are encouraged to make their own enquiries with the Local Rating Authority.

**VAT:** VAT will be payable to the rent.

**ACCOMMODATION:** The property comprises the following approximate areas and dimensions:- Ground Floor Sales 427.35 sq m 4,600 sq ft First Floor 45.05 sq m 485 sq ft EPC 72 - c **LEGAL COSTS:** Each party to bear their own legal costs in dealing with this transaction.

## Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



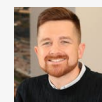
## Viewing & Further Information



**Huw Thomas**

02920 346 312

huw.thomas@coark.com



**Ben Davies**

02920 346 311

ben.davies@coark.com