



## Ground Floor & Basement, 48 High Street

Tenby, SA70 7AA

### SHOP LEASE FOR SALE

**Total Floor Area 2,122 sq.ft.**

**406 to 866 sq ft**

(37.72 to 80.45 sq m)

- Lease for Sale Following Relocation
- Prime Location in Popular Seaside Town
- Premium Requested for the Leasehold Interest

# Ground Floor & Basement, 48 High Street, Tenby, SA70 7AA

## Summary

Available Size	406 to 866 sq ft
Rent	£41,000 per annum
Rates Payable	£16,050 per annum
Rateable Value	£30,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (44)

## Description

The premises comprises the ground floor and basement, being part of a larger four storey building which has residential accommodation above. Access into the ground floor shop is direct from High Street with an internal access provided to the basement, which is used for storage.

Layout plans are available on request.

## Location

Tenby is an attractive walled seaside town in Pembrokeshire with a population of 4,090 (2021 Census), which increases considerably during the spring and summer months. The premises is located within a prime position where High Street enters Tudor Square. Occupiers within the immediate vicinity include Tesco Express, Seasalt, Boots, Holland & Barrett, Mountain Warehouse and Peacocks.

## Accommodation

The premises provides a ground floor sales area with ancillary accommodation available within the basement.

Name	sq ft	sq m	Availability
Ground - Sales	866	80.45	Available
Ground - Office/Staff Area	406	37.72	Available
Basement - Ancillary	850	78.97	Available
<b>Total</b>	<b>2,122</b>	<b>197.14</b>	

## Viewings

By appointment via sole letting agents, Cooke & Arkwright

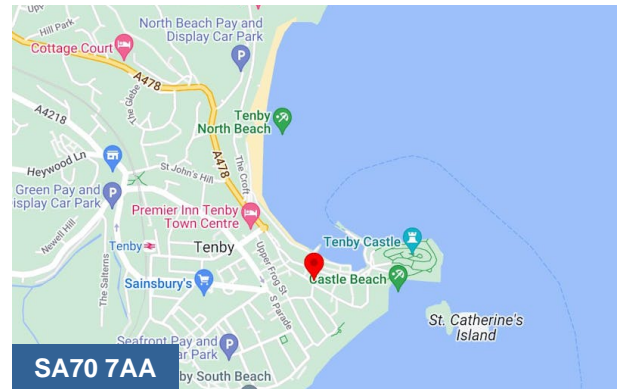
## Terms

The lease is available by way of an assignment of the existing effective full repairing lease, which is scheduled to expire on 12 January 2027. Sub-letting may also be considered. The current rent, effective from 13 January 2022, is £41,000 pax. A premium is requested for the residue of the existing lease.

## Planning

The premises has an existing A1 planning consent; other uses may be considered subject to obtaining the necessary planning and landlord's consent.

The landlord has also applied for planning consent to extend the ground floor: further



## Viewing & Further Information



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