



## SHOP TO LET

### 4 CAMBRIAN WAY CARMARTHEN SA31 1QN

#### LOCATION

The property occupies a good trading position within Cambrian Way Shopping Centre, Carmarthen. Other retailers in close proximity include Marks & Spencer, Monsoon and Evans.

#### DESCRIPTION

The premises are arranged over ground and first floor.

#### ACCOMMODATION

The property provides the following approximate areas:-

Internal width	8.74 m	28ft. 8ins.
Internal depth	22.59m	74ft. 1ins.
Ground floor	257.71 sq.m.	2774 sq.ft.
First floor	241.09 sq.m.	2595 sq.ft.

**Total area 498.80 sq.m. 5369 sq.ft.**

#### LEASE

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

#### RENT

£45,000 per annum exclusive. Incentives available subject to covenant strength.

#### SERVICE CHARGE

The current service charge for the unit equates to £14,699 per annum.



#### BUSINESS RATES

We are informed that the rateable value of the property is £45,000. However interested parties should make their own enquiries with the Local Authority.

#### EPC

We understand the property has an Energy Performance Asset Rating of Band C (51-75). A full certificate is available on request.

#### LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred.

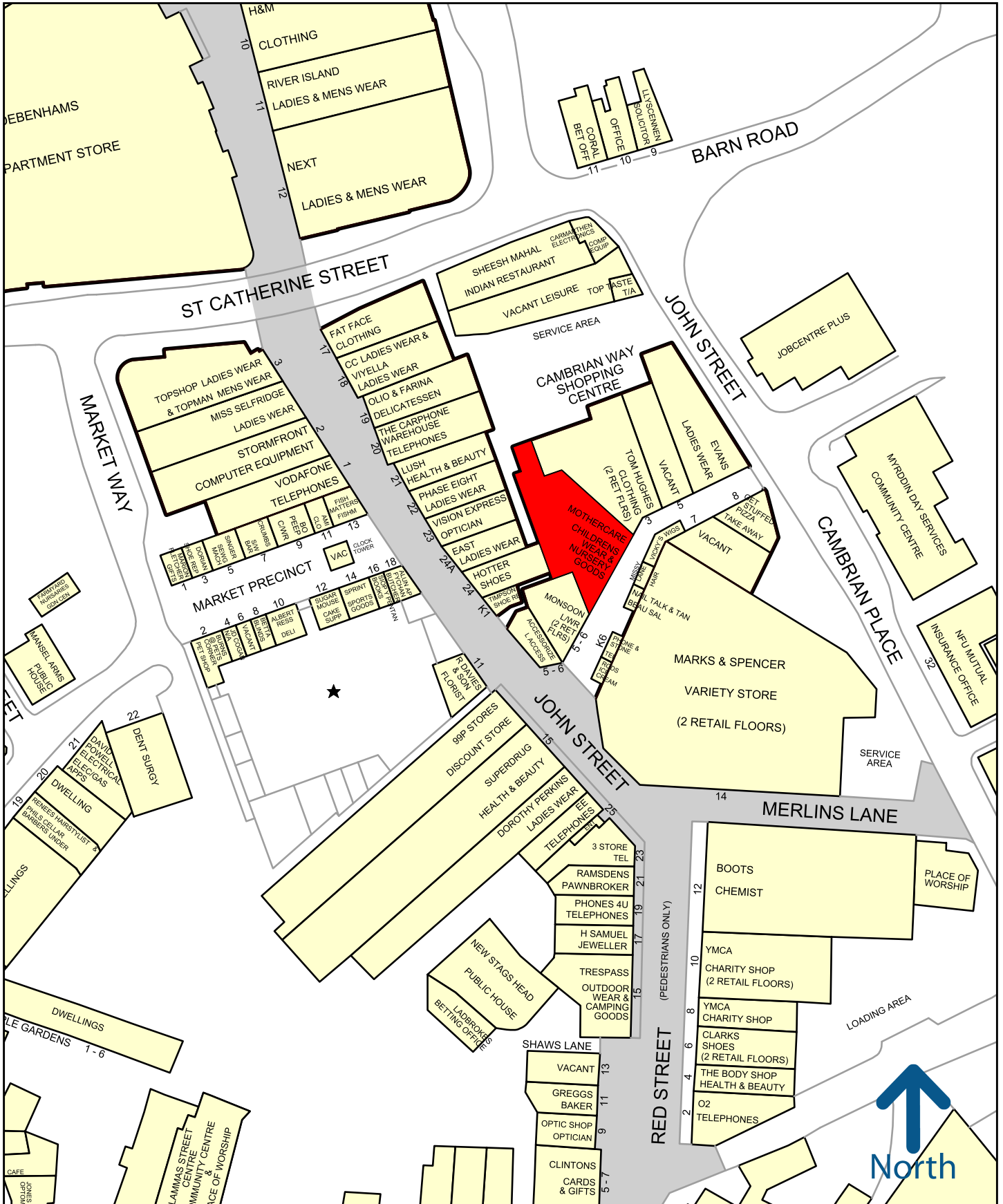
#### VAT

All figures are exclusive of VAT where applicable.

#### VIEWING

Strictly by appointment with sole agents:-  
Emanuel Jones  
Contact: David Williams/Rhys Williams  
Tel: 029 2081 1581

#### **SUBJECT TO CONTRACT & AVAILABILITY**



Experian Goad Plan Created: 15/07/2014  
Created By: Emanuel Jones

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