



Unit 10

Merlins Walk, Carmarthen, SA31 3BN

Retail Unit To Let Unit 10 Merlin's Walk, Carmarthen SA31 3BN

1,240 sq ft
(115.20 sq m)

- Quoting Rent £22,500 pax.
- Ground Floor Sales 655 sq.ft.
- Property Occupies Prime Position within Merlin's Walk Close to One of the Town's Main Car Parks
- Ground and First Floor Accommodation
- Subject to Vacant Possession

Unit 10, Merlins Walk, Carmarthen, SA31 3BN

Summary

Available Size	1,240 sq ft
Rent	£22,500 per annum
Rates Payable	£9,230 per annum
Rateable Value	£16,250
Service Charge	£4,703 per annum
VAT	Applicable. Payable to the rent.
Legal Fees	Each party to bear their own costs
EPC Rating	C (74)

Location

The premises occupies a prime position within Merlin's Walk, close to one of the town's main car parks with space for 350 vehicles. Occupiers within the scheme include Specsavers, Holland & Barrett, Savers, Poundland, Argos and TK Maxx. Adjacent occupiers are Weird Fish and Subway.

Description

The premises comprises of ground and first floor mid-terrace shop, with access provided directly from Merlin's Walk. Service access is provided to the rear.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Floor	655	60.85
Ancillary - First Floor	585	54.35
Total	1,240	115.20

Terms

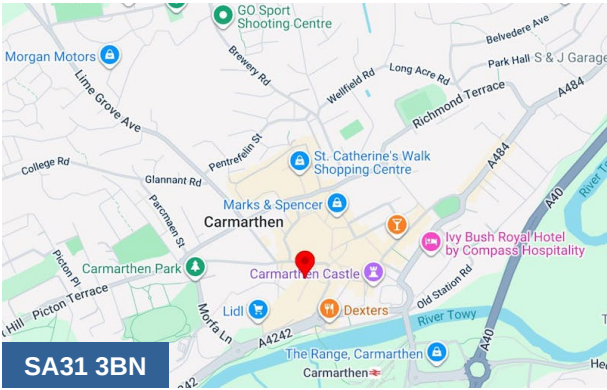
The premises is available to let by way of a new effective full repairing and insuring lease for a term to be agreed, subject to service charge.

Viewings

To be arranged via joint letting agents Cooke & Arkwright - Ben Davies and Jackson Criss – Jacob Matthews.

Anti-Money Laundering (AML) Regulations

In accordance with Anti-Money Laundering Regulations, the tenant will be required to provide satisfactory proof of identity at the point of agreement of heads of terms.



Viewing & Further Information



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