



17 Red Street Carmarthen, SA31 1QL

TO LET

PROMINANT RETAIL UNIT
1,385 sq ft (128.67 sq m)

- + Good retailing location
- + Ground floor retail accommodation
- + A1 planning consent

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Carmarthen is the county town and administrative centre of Carmarthenshire in south west Wales. The town is located approximately 87 km (54 miles) north west of Cardiff, 48 km (30 miles) north west of Swansea. The town benefits from an excellent catchment of in excess of 250,000 people within a 40 minute drive.

The property occupies a prime position on the western side of the intersection of John Street and Red Street. It forms part of a parade of shops with other local occupiers including Trespass, Boots and EE. The indoor market is immediately to the north and St Catherine's Walk Shopping Centre approximately 90 meters walk thereafter. Guildhall Square and Merlin's Walk Shopping Centre are approximately 50 metres and 85 metres to the south respectively.

DESCRIPTION

The property offers ground floor retail accommodation.

ACCOMMODATION

We understand the property has been measured on a net internal area basis and comprises the following areas:

| | | | |
|--------------|-------------|--|-------------|
| Ground Floor | 1,385 sq ft | | 128.67 sq m |
| TOTAL | 1,385 sq ft | | 128.67 sq m |

LEASE TERMS

The property is available via a new full repairing and insuring lease with terms to be agreed.

RENT

The property is available at a quoting rent of £22,500 per annum.

SERVICE CHARGE

Further information available upon request.

USE

The property benefits from A1 planning consent. Other uses may be considered subject to planning consent.

BUSINESS RATES

The property has a rateable value of £21,500.00. Using the 23/24 UBR (0.535) this results in rates payable of £11,502.50.

Under current Coronavirus legislation, we understand some occupiers may benefit from further business rates relief.

Interested parties should reply on their own enquiries with the Local Authority.

EPC

The property has an EPC rating of E(108). A full copy of the certificate can be provided upon request.

VAT

All figures are quoted exclusive of VAT, where applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza
Email: david@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

Alternatively, contact joint agents Calan Retail via nick.golunski@calanretail.co.uk.

SUBJECT TO CONTRACT AND AVAILABILITY



May 2023

17 Red Street,
Carmarthen, SA31 1QL

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