

RETAIL OPPORTUNITY

**10 High Street
Tenby
SA70 7EU**

TO LET

LOCATION

Tenby is an extremely attractive walled harbour side town in Pembrokeshire, on the western side of Carmarthen Bay. It has a resident population of 4,696 (2011 Census) which is estimated to swell to 50,000 during summer months (Tenby Town Council).

The subject property is situated at the top end of High Street in close proximity to the iconic view of Tenby Harbour. The property is in a good edge of prime location adjacent to the the Market, Trespass and close to WHSmith. Other retailers in the town include, Sea Salt, Joules, White Stuff, Mountain Warehouse and Boots, Sainsburys and Tesco.

ACCOMMODATION

The premises is to be refurbished and will provide the following areas and dimensions:-

Ground floor (sales)	1200 sq ft	111.48 sq m
1st floor (sales)	748 sq ft	69.49 sq m

TENURE

The premises are available by way of a new lease at a commencing rent of £40,000 pax on terms to be agreed subject to vacant possession

EPC

The premises has an Energy Performance Rating to be confirmed.



BUSINESS RATES

Rateable Value	TBC
UBR (2018/2019)	0.535
Rates Payable	TBC

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail:

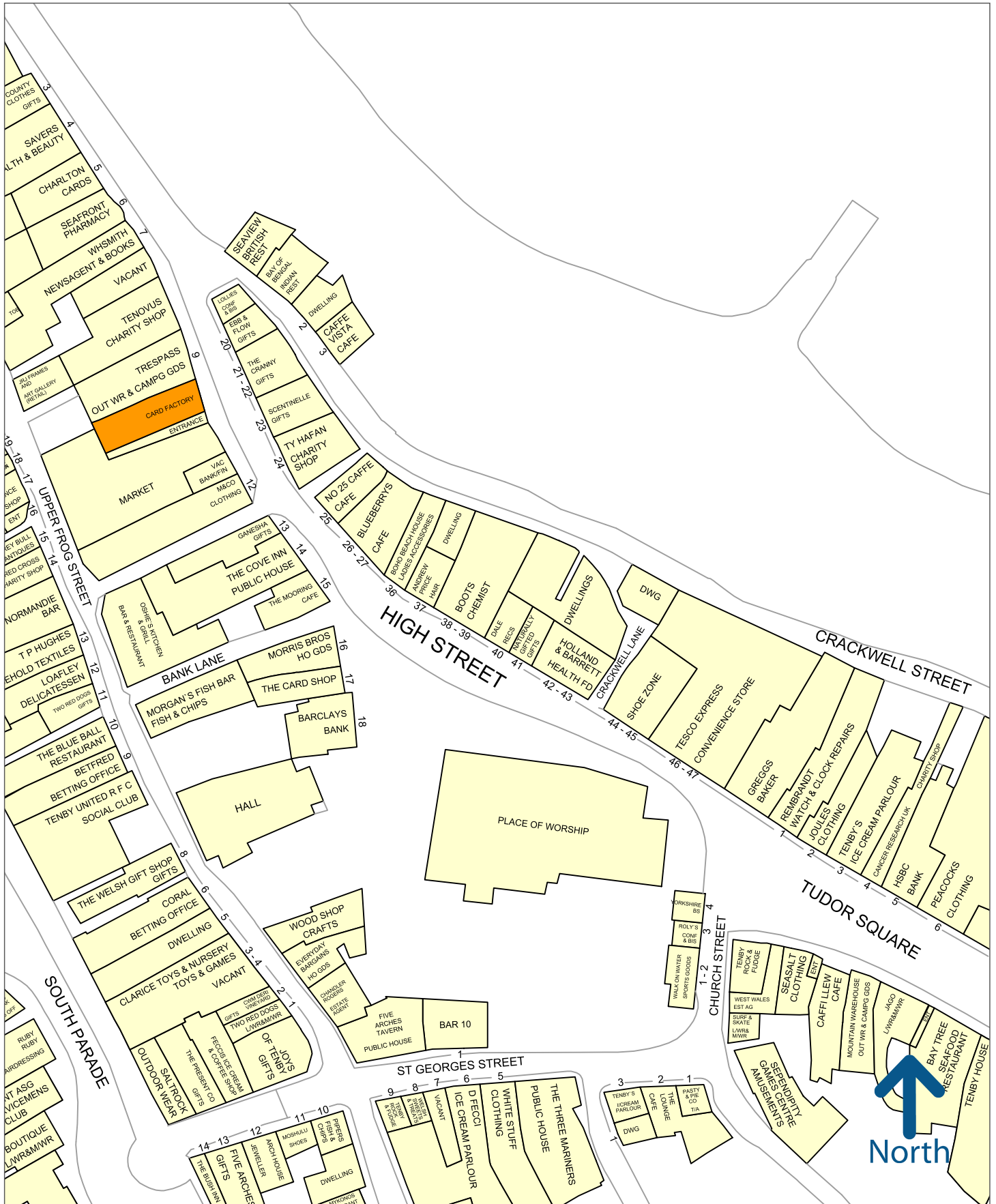
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SUBJECT TO CONTRACT & VACANT POSSESSION



50 metres

Experian Goad Plan Created: 05/02/2021
Created By: Calan Retail



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