



PRIME LARGE SHOP UNIT
TO LET

UNIT 10A / 10B
ST CATHERINE'S WALK
SHOPPING CENTRE
CARMARTHEN
SA31 1GA



LOCATION & DESCRIPTION

The property forms part of St Catherine's Walk Shopping Centre, the prime retail and leisure pitch for the town. The scheme provides an impressive number of national operators together with an adjoining 950 space multi-storey car park.

Multiple retailers within close proximity to the subject property include The Entertainer, Next, Clogau Jewellers, New Look, Coffee #1, Lush, Costa Coffee and Vodafone.

The location of the property is shown on the attached street traders plan.

ACCOMMODATION

The property comprises a ground floor retail unit with first floor sales / ancillary accommodation.

The property comprises the following approximate floor areas:-

Ground Floor Sales	5,911 sqft	549 sqm
First Floor Sales / Ancillary	10,168 sqft	945 sqm

LEASE TERMS

The property is available on a new lease for a term of 10 years, subject to an upward only rent review at the end of the 5th year. The lease will be drawn on the standard scheme lease including effective full repairing and insuring covenants by way of a service charge.

RENTAL

On application.

SERVICE CHARGE

The budgeted service charge for the year to 24 March 2025 is £29,273 plus VAT.

RATES

We are informed by the Local Rating Authority that the property has been assessed for rates as follows:-

Rateable Value	£109,000
Rates Payable (2025/26)	£ 61,912

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2025/26. This will be capped at £110,000 per business across Wales. Please discuss with the Local Authority to check whether you are eligible for any rates relief.

EPC

The property has an EPC rating of B:35. A copy of the Energy Performance Certificate is available upon request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:

Philip Gwyther • Tel: 07775 910994 • E-mail: philip@ejhales.co.uk, Phillip Morris • Tel: 07779 666210 • E-mail: pvm@ejhales.co.uk

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