

## RETAIL OPPORTUNITY

**7 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 4,092 (2021 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; other retailers in proximity include Trespass, Blacks and Savers. Other retailers in the town include, Sea Salt, White Stuff, Grape Tree, 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:         | 1,223 sq ft        | (113.62 sq m)        |
| Ground Floor Storage:       | 347 sq ft          | (32.24 sq m)         |
| First Floor Office:         | 96 sq ft           | (8.92 sq m)          |
| First Floor Storage:        | 183 sq ft          | (17.00 sq m)         |
| First Floor Staff:          | 152 sq ft          | (14.12 sq m)         |
| <b>Total Internal Area:</b> | <b>2,002 sq ft</b> | <b>(185.99 sq m)</b> |

### TENURE

The premises are available by way of a new lease at a commencing rent of £32,500 pax on terms to be agreed subject to vacant possession

### EPC

The premises have an Energy Performance Rating to be confirmed.



### BUSINESS RATES

|                 |                          |
|-----------------|--------------------------|
| Rateable Value  | £19,000                  |
| UBR (2026/2027) | 0.35                     |
| Rates Payable   | £6,650 (to be confirmed) |

### 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:

**Nick Golunski**

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### SUBJECT TO CONTRACT & VACANT POSSESSION

**Calan Retail Ltd.**  
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#### Misrepresentation Act.

These details have been prepared in good faith to provide a general guide only and do not constitute an offer or contract. Neither Calan Retail nor anyone in their employment has authority to make any representation or warranty in relation to the property.

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