



FULLY FITTED RESTAURANT

TO LET

Unit 8
St Catherine's Walk
Carmarthen
SA31 1GA



LOCATION & DESCRIPTION

The property is located in St Catherine's Walk, Carmarthen the prime fashion pitch for the town. The scheme provides an impressive combination of largely fashion retail plus leisure content supported by an adjoining 950 space multi-storey car park.

The retail content is anchored by stores such as Debenhams, H&M, New Look, River Island, Top Shop etc. The leisure content is anchored by a VUE multiplex and other existing restaurants including Pizza Express, Frankie & Bennys, Harvester & Toby.

Unit 8 is located in an enviable location linking into both the retail and leisure quarters within the development. A scheme brochure is available upon request with additional general information.

ACCOMMODATION

The unit has been fully fitted and comprises a ground floor restaurant with the following gross internal area:-

Ground Floor Sales	3,275 sqft	304m ²
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LEASE TERMS

The property is available on a new lease for a minimum term of 15 years and to incorporate 5 yearly upward only rent reviews. The lease will be drawn on a standard scheme lease including effective full repairing and insuring covenants.

RENTAL

We are quoting a rent of £80,000 plus VAT per annum.

SERVICE CHARGE

The budgeted service charge for the year to 24 March 2024 is £5,610 plus VAT.

RATES

We are informed by the Valuation Office that the property is assessed for rating purposes as follows:-

Rateable Value	£48,000
Rates Payable (2024/25)	£26,976

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 2024/25. 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

An 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:

Phillip Morris • Tel: 07779 666210 • E-mail: pvm@ejhales.co.uk Philip Gwyther • Tel: 07775 910994 • E-mail: philip@ejhales.co.uk
or our joint agents: or our joint agents: MMX Retail: Contact: Tel 020 3130 4650

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