

SHOP LEASE AVAILABLE

1 BLUE STREET CARMARTHEN SA31 3LQ



Location

The premises occupy a prime location on Blue Street, Carmarthen, in close proximity to the Greyfriars Shopping Centre and Red Street.

Occupiers in the immediate vicinity include Cheltenham & Gloucester Bank, WH Smith, Barclays Bank, Milletts and Vodafone.

Description

The property comprises ground floor sales with WC and kitchen facilities. The shop also benefits from parking to the rear.

Accommodation

Gross Frontage	34ft 4in	10.46m
Internal Width	31ft 3in	9.30m
Shop Depth	36ft 7in	11.15m
Ground Floor Sales	1,772 sqft	164.62 sqm
Kitchen	99 sqft	9.20 sqm

Lease

The premises are held on an existing lease from 1 February 2002 for a term of 20 years on effective full repairing and insuring terms subject to 5 yearly upward only rent reviews.

Rent

£44,000 per annum exclusive.

Terms

Incentives are available, subject to status.

Rates

Rateable Value	£35,750.00
UBR – 2009/2010	48.9
Rates Payable	£17,481.75

Interested parties are advised to verify the above figures with the Local Authority.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

Legal Costs

Each party to be responsible for their own legal costs in the transaction.

Viewing

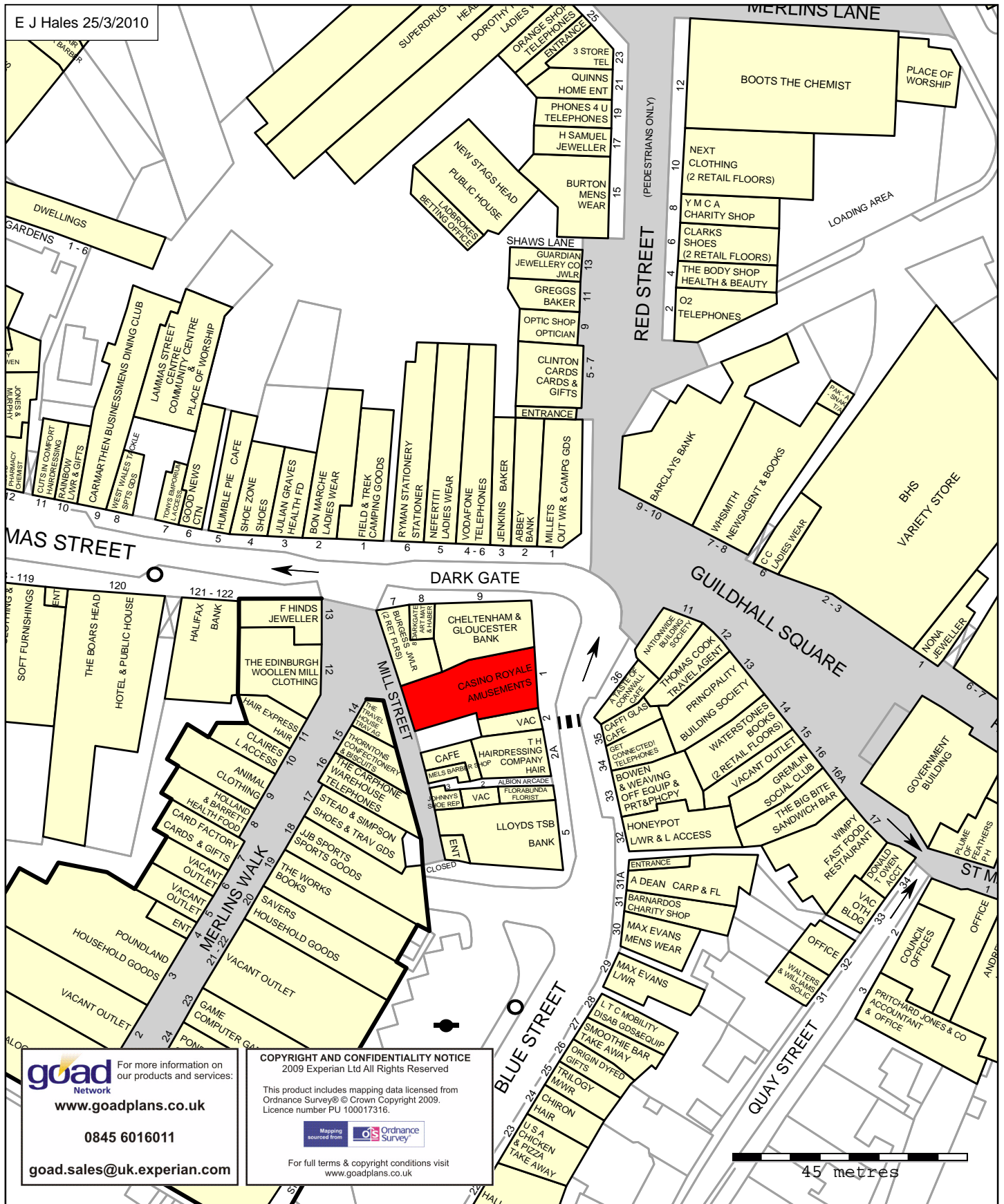
All viewings are to be made by appointment through EJ Hales, contact:

Owen Cahill
Tel 029 2037 8844
email owen@ejhales.co.uk


SUBJECT TO CONTRACT & AVAILABILITY

MARCH 2010

E J Hales 25/3/2010




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