



## A1 SHOP UNIT

Unit 1 Eastgate  
Retail & Leisure Quarter  
Llanelli  
SA15 3YF



## LOCATION

Eastgate is located in a prominent position at the gateway to Llanelli Town Centre, which is the largest town in Carmarthenshire, having a population of 46,500 extending to 281,000 people within a 30 minute drive time.

Eastgate comprises a six screen Odeon Cinema, 550 seat Regional Theatre, 53 Bed Travelodge, 21,000 sqft of office accommodation and adjoins a new Bus Interchange and a 240 space surface car park.

Lettings have already been concluded to Nando's, Greene King, Ladbrokes, Costa coffee, Jenkins Bakery and Cadwalader's amongst others. A scheme plan is attached.

## ACCOMMODATION

The property comprises ground floor sales in bare shell with capped services ready for tenant fit out.

Ground Floor Sales	894 sqft	83m <sup>2</sup>
--------------------	----------	------------------

## LEASE

The units are available by way of a new lease for a term of no less than 10 years, and to incorporate 5 yearly upward only rent reviews.

## RENT

£20,000 per annum exclusive. Incentives are available (subject to covenant and terms).

## RATES

Rateable Value	£22,750.00
Rates Payable (2021/22)	£12,171.25

Due to Covid-19, all retail, leisure and hospitality businesses in Wales occupying properties with a rateable value of £500,000 or less will receive 100% non-domestic rates relief for the financial year 2021/22.

Please discuss with the local authority to check whether you are eligible for any rates relief.

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## EPC

An Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party to be responsible for their own.

## MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, EJ 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, EJ Hales, contact:

**Owen Cahill** • Tel: 029 2034 7111 • E-mail: [owen@ejhales.co.uk](mailto:owen@ejhales.co.uk)

**Phillip Morris** • Tel: 029 2034 7104 • Email: [pvm@ejhales.co.uk](mailto:pvm@ejhales.co.uk)

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

