



A3 UNIT

Unit 5 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 with 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 accommodation in bare shell with capped services ready for tenant fit out.

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| Ground Floor GIA | 2,824 sqft | 262.36m ² |
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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

£61,500 per annum exclusive. Incentives are available (subject to covenant and terms)

RATES

To be re-assessed following works.

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 legal costs.

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

Phillip Morris • Tel: 029 2034 7104 • Email: pvm@ejhales.co.uk

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