



UNIT 7A
EASTGATE LEISURE
QUARTER
LLANELLI
SA15 3YF



TO LET

LOCATION

The property is situated within the East Gate Leisure Quarter located within the centre of Llanelli adjoining the St Elli Shopping Centre. East Gate Leisure Quarter is home to Odeon's multi complex cinema, Travelodge Hotel and a number of retailers and restaurant operators such as Nando's, Ladbrokes, Joe's Ice Cream, Greene King, Jenkins Bakery and Costa Coffee.

DESCRIPTION & ACCOMODATION

The property comprises a modern retail unit benefiting from a large glass frontage and on-site parking. The property benefits from a good amount of storage and staff WC as well as being fully fitted as a convenience store.

The property comprises the following approximate dimensions and floor areas:-

Internal Width	4.89m	16ft 04in
Shop Depth	10.88m	35ft 7in
Ground Floor Sales	75.99m ²	818 sqft
Storage	12.45m ²	134 sqft
WC	4.74m ²	51 sqft

LEASE TERMS

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

RENT

£19,500 per annum exclusive.

PLANNING

We understand that the property has planning consent for use as a convenience store within Class A1 of the Town & Country Planning (Use Classes) Order 1987.

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

RATES

Our inspection of the rating list shows the following assessment for the subject property.

Rateable Value	£17,000
Rates Payable (2021/2022)	£ 9,095

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.

EPC

A copy of the Energy Performance Certificate for the premises 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 occurred in the transaction.

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:
Owen Cahill • Tel: 029 2034 7111 • E-mail: owen@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.

