



PRIME SHOP UNIT
PROMINENT CORNER LOCATION

TO LET

UNIT 17
ST CATHERINE'S WALK
SHOPPING CENTRE
CARMARTHEN
SA31 1GA



LOCATION & DESCRIPTION

The property forms part of St Catherine's Walk Shopping Centre, the prime fashion pitch for the Town. The scheme provides an impressive combination of retail and leisure operators together with an adjoining 950 space multi-storey car park.

Multiple retailers within close proximity to the subject property include Joules, Storm Front, Coffee #1, Lush and Phase 8.

The location of the property is shown on the attached street traders plan.

A scheme brochure is available upon request with additional general information.

ACCOMMODATION

The property comprises a ground floor retail unit with first floor ancillary accommodation.

The property comprises the following approximate floor areas:-

Ground Floor Sales	133.22 sqm	1,434 sqft
First Floor Ancillary	112.69 sqm	1,213 sqft

LEASE TERMS

The property is available on a new lease for a term of 10 years, subject to an upward only rent review at the end of the 5th year. The lease will be drawn on the standard scheme lease including effective full repairing and insuring covenants by way of a service charge.

RENTAL

£40,000 plus VAT per annum exclusive.

SERVICE CHARGE

The budgeted service charge for the year to 24 March 2025 is £6,516.26 plus VAT.

RATES

Our inspection of the Rating List shows the following assessment for the property:-

Rateable Value	£39,750.00
Rates Payable (2024/25)	£22,339.50

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

The property has an EPC rating of C:52.

A copy of the 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:

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

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.

