



PRIME SHOP UNIT
TO LET

5-7 RED STREET
CARMARTHEN
SA31 1QL

REDUCED RENT



TO LET

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28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The premises is located within the prime part of the pedestrianised Red Street, Carmarthen, with adjacent occupiers being Caffè Nero and Greggs. Other occupiers within the immediate vicinity include Rymans, Trespass, Pavers, Clarks and Boots.

The location is shown on the attached street traders plan.

DESCRIPTION

The premises comprises ground floor accommodation with first floor ancillary space. There is rear access for deliveries.

ACCOMMODATION

The property affords the following areas and dimensions:-

Shop Depth / Built Depth	12.08m	42ft 0in
Internal Width	10.24m	33ft 6in
Ground Floor Sales	121.42 sqm	1,307 sqft
First Floor Storage	85.65 sqm	922 sqft
Ground Floor WC		

LEASE TERMS

The premises is available on the basis of a new lease for a term to be agreed on an effective full repairing and insuring lease (via service charge) with five yearly upwards only rent reviews.

RENTAL

£19,995 per annum exclusive.

SERVICE CHARGE

Service charge details available on application.

EPC

The property has an EPC Rating of C.61.

A copy of the Energy Performance Certificate is available upon request.

RATES

We are informed by the Local Rating Authority that the property has been assessed for rates as follows:-

Rateable Value	£39,000
Rates Payable (2025/2026)	£22,152

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 2025/26. 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.

PLANNING

The unit has A1 planning consent, but other uses will be considered.

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 joint letting agents, E J Hales, contact:

Philip Gwyther • Tel: **07775 910994** • E-mail: philip@ejhales.co.uk

Or our joint agent: **Ben Davies, Cooke & Arkwright** • Tel: 029 2034 6311 • E-mail: ben.davies@coark.com

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.

