



## Unit 18

Merlins Walk, Carmarthen, SA31 3BN

### A3 Unit to Let

**1,960 sq ft**  
(182.09 sq m)

- Prime Position within Merlin's Walk Shopping Centre
- Nearby occupiers include; Poundland, Subway, Card Factory, The Works and TK Maxx

# Unit 18, Merlins Walk, Carmarthen, SA31 3BN

## Summary

<b>Available Size</b>	1,960 sq ft
<b>Rent</b>	£32,500 per annum
<b>Rates Payable</b>	£15,648.75 per annum
<b>Rateable Value</b>	£29,250
<b>Service Charge</b>	£11,202 per annum
<b>VAT</b>	Applicable. VAT Applicable to the rent
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (70)

## Description

The unit comprises a ground and first floor mid terrace shop within the scheme with access provided directly from Merlin's Walk.

## Location

The unit occupies a prime position within Merlin's Walk, Carmarthen and is located close to one of the town's main car parks with space for 350 vehicles. The property occupies a prominent location in the shopping centre with nearby occupiers including Poundland, Subway, Card Factory, The Works and TK Maxx.

## Accommodation

The unit provides a ground floor sales area with additional ancillary space on the first floor.

Name	sq ft	sq m	Availability
Ground - Sales Floor	1,960	182.09	Available
Ancillary - First Floor	1,450	134.71	Available
<b>Total</b>	<b>3,410</b>	<b>316.80</b>	

## Planning

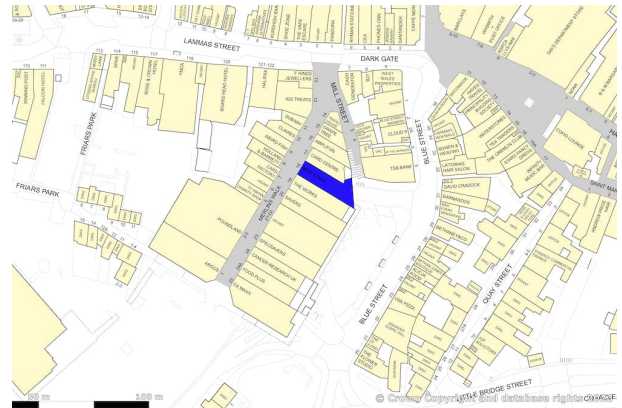
We understand that the unit benefits from A3 use however other uses will be considered subject to the tenant obtaining all necessary planning consents.

## Viewings

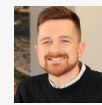
By appointment via joint letting agents Cooke & Arkwright and Jackson Criss.

## Terms

The unit is available to let via a new effective full repairing and insuring lease, subject to a service charge - £11,202 pa.



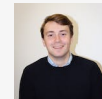
## Viewing & Further Information



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