

CARMARTHEN UNIT 10 MERLINS WALK SA31 3BN

TO LET



- The premises occupy a prime position within Merlin's Walk, close to one of the town's main car parks with space for 350 vehicles.
- Occupiers within the scheme include Specsavers, Holland & Barrett, Savers, Poundland, Argos and TK Maxx.
- Adjacent occupiers are Weird Fish and Subway.

JACKSON
CRISS

CARMARTHEN

UNIT 10 MERLINS WALK

SA31 3BN

DESCRIPTION

The premises comprises of ground and first floor mid-terrace shop, with access provided directly from Merlin's Walk. Service access is provided to the rear.

TERMS

The premises are available to let by way of a new effective full repairing and insuring lease for a term to be agreed, subject to service charge.

EPC

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RENTAL

£22,500 per annum exclusive

SERVICE CHARGE

The service charge for 2025 is £4,703 pa.

RATEABLE VALUE

£16,250

Rates payable - £9,230 pa

INSURANCE

The insurance for 2025 is £170 pa.

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FLOOR AREA

Floor	Size (Sq Ft)	Size (Sq M)
Ground Floor	655 sq ft	60.85 sq m
Ancillary First Floor	585 sq ft	54.35 sq m

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AML

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

VIEWING

For an appointment to view, please contact:

Jacob Matthews

07817 722 323

jacobm@jacksoncriss.co.uk

Andrew Criss

07831 213 396

andrewc@jacksoncriss.co.uk

Or our joint letting agents

Cooke & Arkwright

Ben Davies

02920 346 311

Ben.davies@coark.com

Sebastian Branfield

02920 346 315

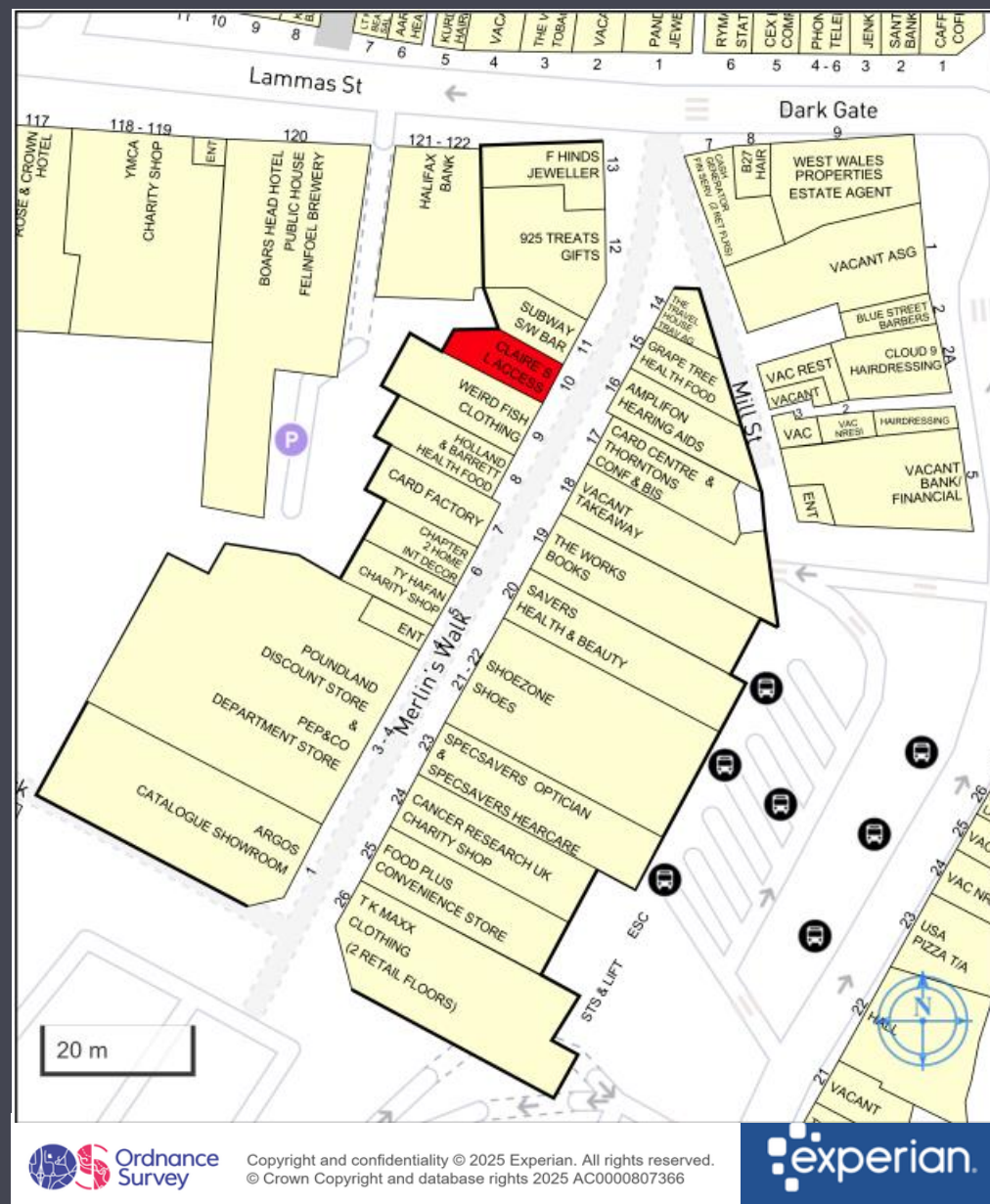
Seb.branfield@coark.com

Subject to Contract & Vacant Possession

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