



A3 UNIT TO LET

TERMS

Available on a new effective full repairing and insuring lease for a term to be agreed.

RATEABLE VALUE

£29,250 (2023)

RENT/PRICE

£32,500 per annum

SERVICE CHARGE

£11,202 pa.

FLOOR AREAS SQ FT / SQ M

Ground Floor: 1,960/ 182.09
1st Floor Ancillary: 1,450 / 134.71

LEGAL FEES

Each party to bear their own costs

EPC

C (70)

SUBJECT TO CONTRACT & VACANT POSSESSION

IMPORTANT NOTICE Jackson Criss, their clients and any joint agents give notice that 1 They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise They assume no responsibility for any statement that may be made in these particulars These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact 2 Any areas, measurements or distances are approximate The text, photographs and plans are for guidance only and are not necessarily comprehensive It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities Purchasers must satisfy themselves by inspection or otherwise.



UNIT 18, MERLINS WALK, CARMARTHEN

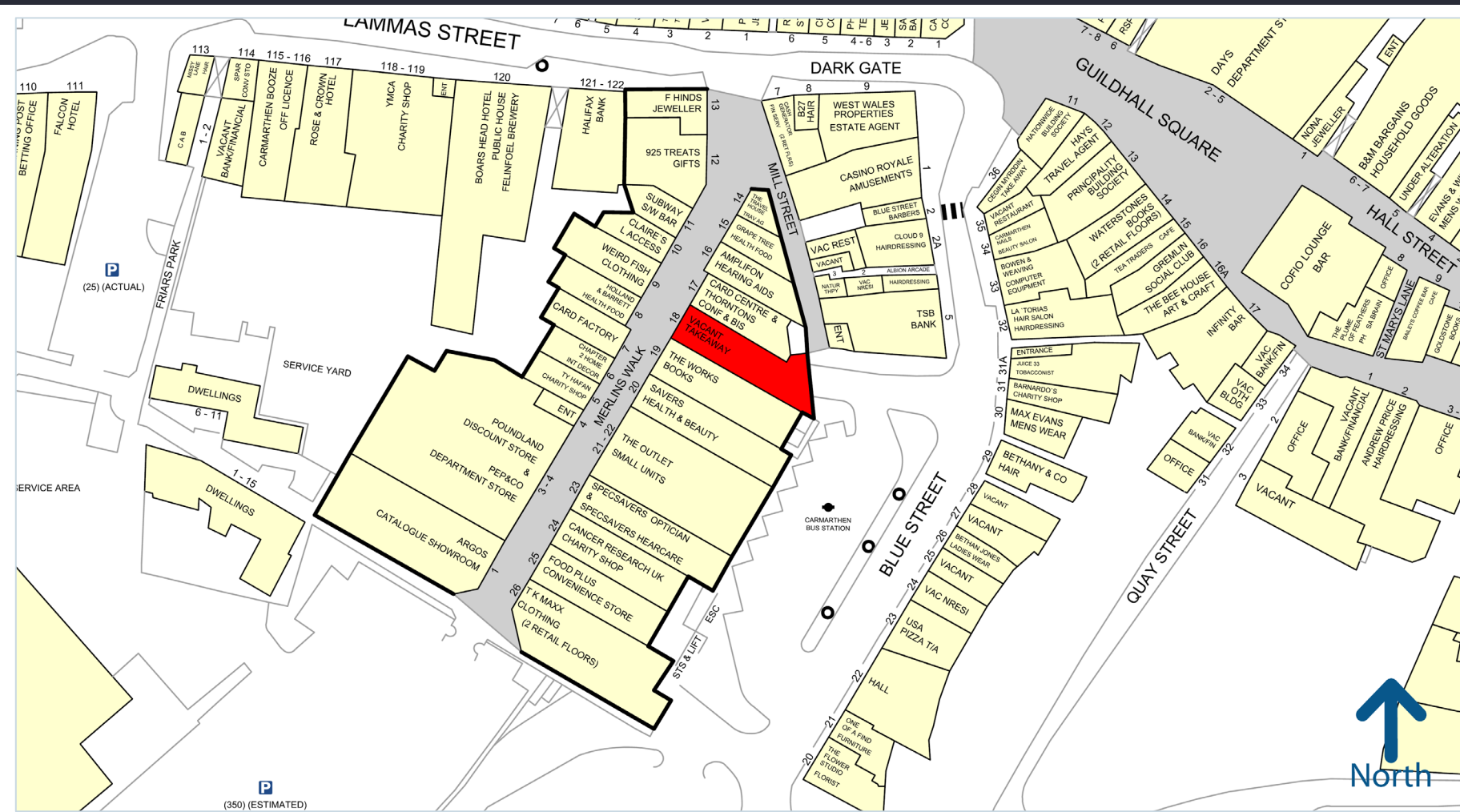
- The unit occupies a prominent location in the shopping centre with nearby occupiers including Poundland, Subway, Card Factory, The Works and T K Maxx.
- Next to one of the town's main car parks with 350 parking spaces.
- Merlin's Walk, situated off Lammass Street in Carmarthen, is a popular retail destination in the local community.

**JACKSON
CRISS**

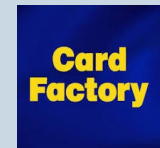
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UNIT 18, MERLINS WALK, CARMARTHEN

A3 UNIT TO LET



Poundland



JACKSON
CRISS

VIEWING

Andrew Criss
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or alternatively, joint agents:

Cooke and Arkwright
Ben Davies
02920 346 311
ben.davies@coark.com

Ella Jefferies
02920 346 316
ella.jefferies@coark.com

Money Laundering Regulations

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.

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