



## UNIT 21-22, MERLINS WALK, CARMARTHEN

- The property occupies an excellent position within Merlin's Walk.
- The scheme benefits from an annual footfall of approximately 3 million people.
- Nearby occupiers within the scheme include Card Factory, TK Maxx & Argos.

## RETAIL UNIT TO LET

### TERMS

New effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly upwards only rent reviews.

### RENT/PRICE

£80,000 per annum exclusive.

### FLOOR AREAS SQ FT / SQ M

Ground Floor: 4,600 / 427.34  
First Floor: 485 / 45.05

### EPC

Available upon request.

### RATEABLE VALUE

£58,000 (2023)

### SERVICE CHARGE

Approx. £25,530 p.a.

### 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. This 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.



# JACKSON CRISS

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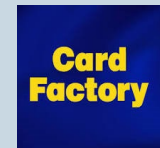
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# UNIT 21-22, MERLINS WALK, CARMARTHEN

RETAIL UNIT TO LET



Poundland



JACKSON  
CRISS

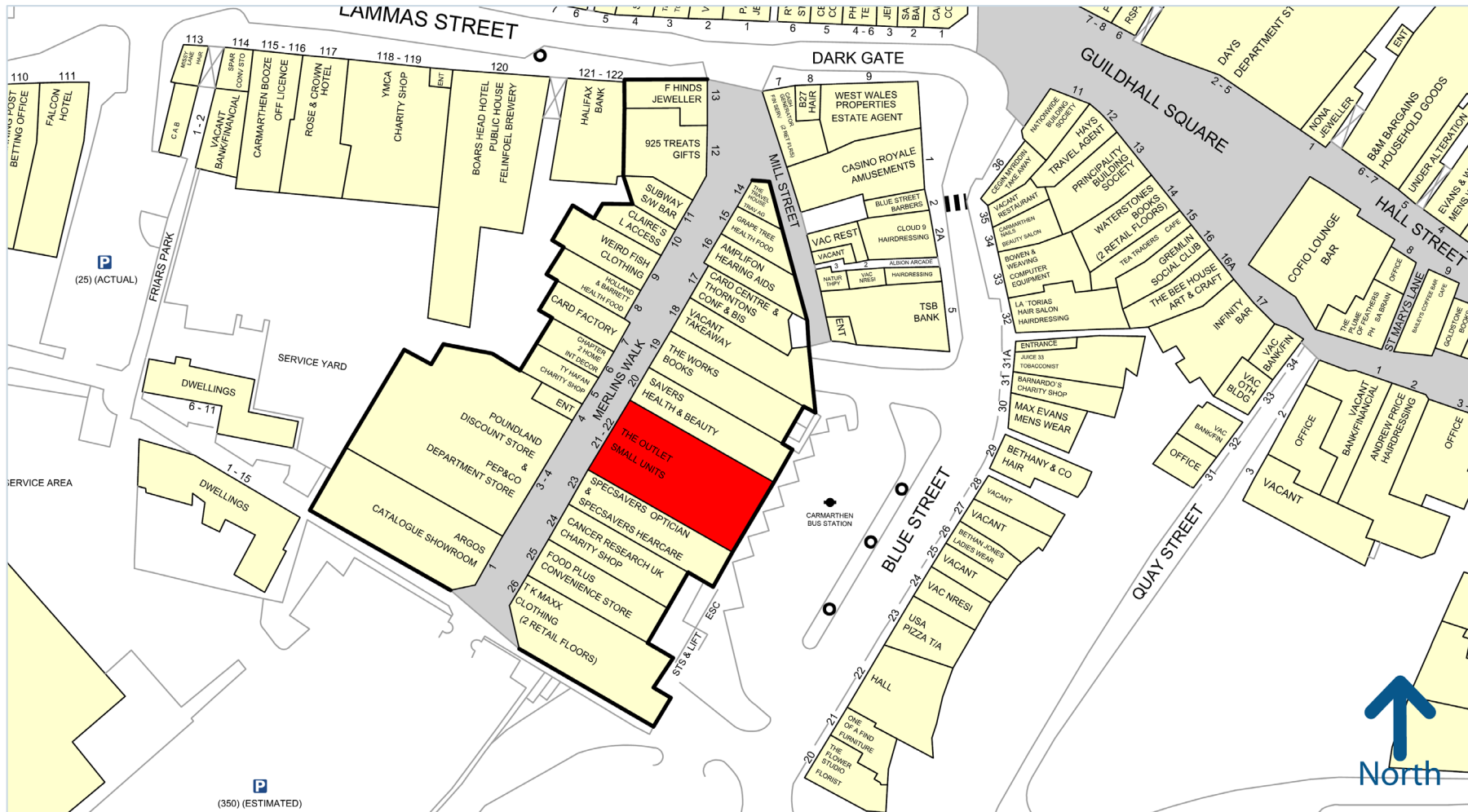
VIEWING

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## 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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