

A3  
USE  
AVAILABLE

Cooke & Arkwright  
Shop To Let  
029 20 346346  
www.coark.com

# TO LET

Prime Retail Unit

POTENTIAL TO SPLIT

5-7 Red Street, Dark Gate Centre, Carmarthen, SA31 1QL

- Located within the prime part of the pedestrianised Red Street
- Adjacent occupiers: Cafe Nero and Greggs
- Rear access provided for deliveries

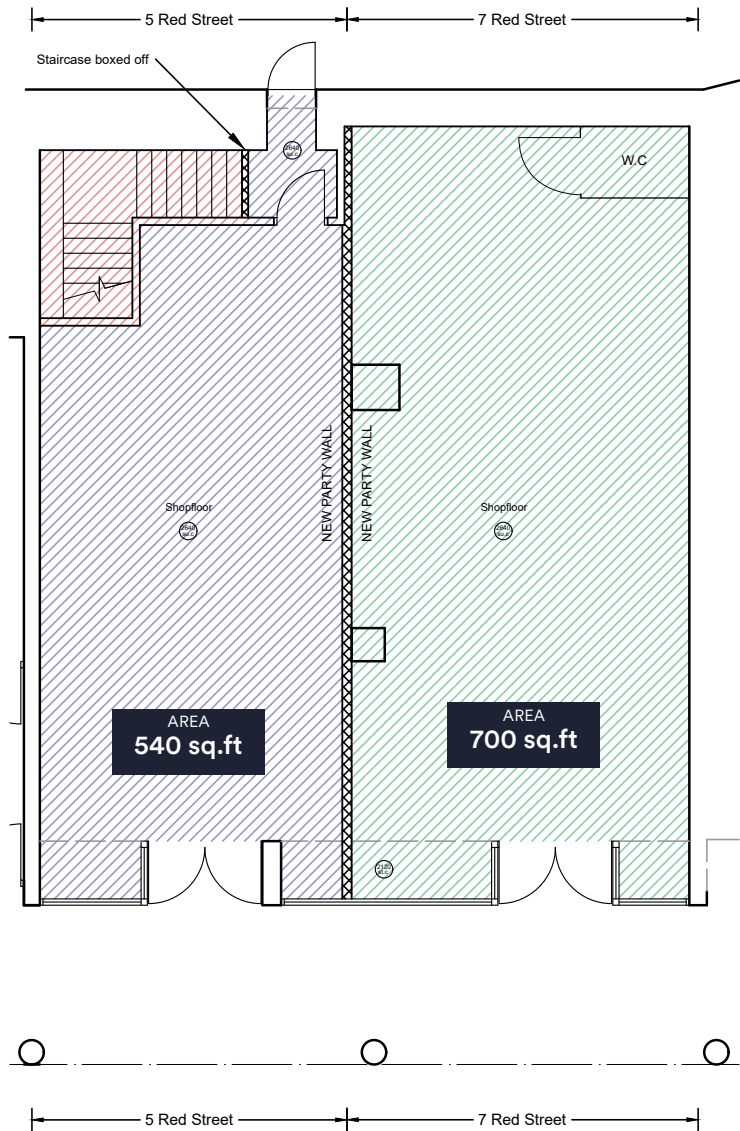
**M** **M<sup>®</sup>Core**  
LCP UK

01384  
400123

lcpgroup.co.uk

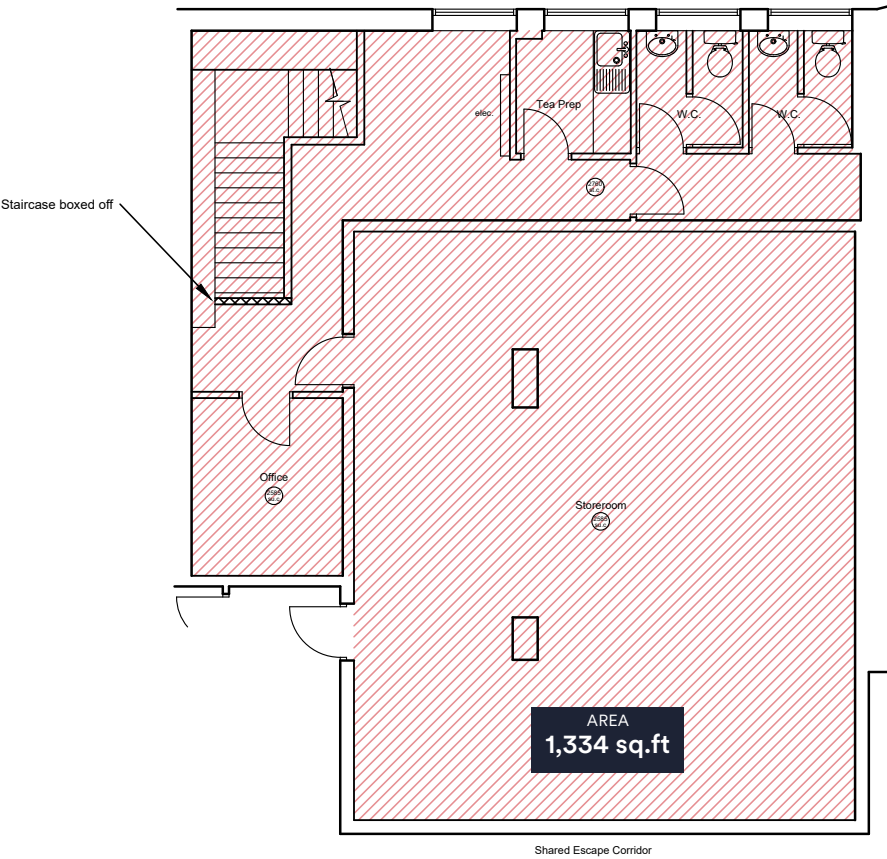


POTENTIAL TO SPLIT  
FLOOR PLAN



Ground Floor Plan

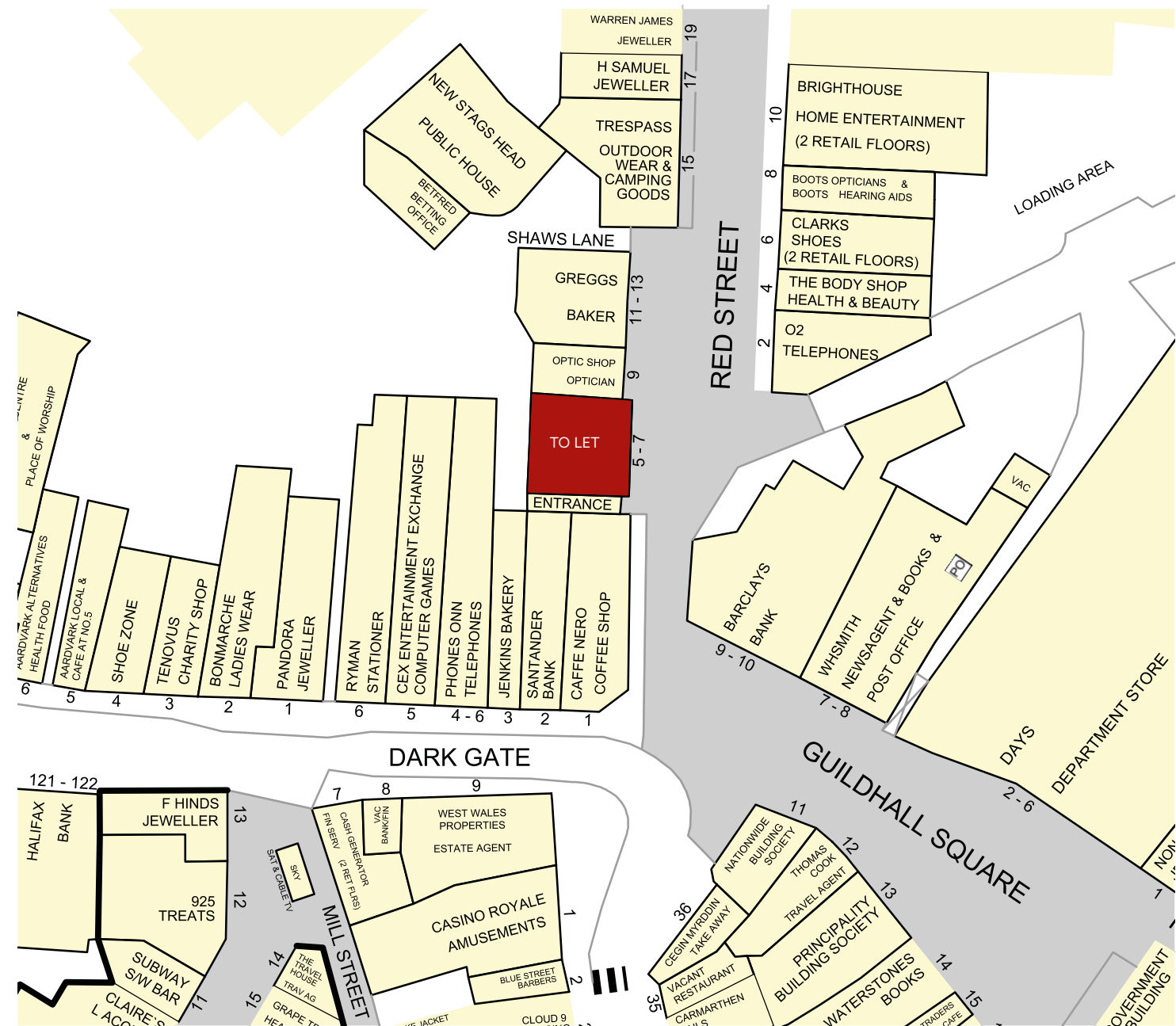
Areas	Ground Floor	First Floor
5-7a Red Street	540	-
5-7b Red Street	700	-
5-7 Red Street	-	1,334
Total		2,574



First Floor Plan  
GIA: 124sq m (1334sq ft)



5-7 Red Street, Dark Gate Centre, Carmarthen, SA31 1QL



5-7 Red Street, Dark Gate Centre, Carmarthen, SA31 1QL

Areas (approx. NIA)	Sq.ft	Sq.m
5 Red Street	540	50.2
7 Red Street	700	65
First Floor	1,334	124
TOTAL	2,574	239.2

Description

The premises comprises ground floor accommodation with first floor ancillary space. Access is direct from Red Street whilst rear access is provided for deliveries.

Rent  
POA

Rateable Value

To be re-assessed.

Interested parties are encouraged to make their own enquirers with the Local Rating Authority.

Useage Class

Currently A1 however A3 use can be made available (Subject to Planning Permission)

Services

Mains electricity, water and drainage are connected to the property.

Service Charge & Insurance

This unit participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Planning

It is the ingoing tenant’s responsibility to verify that their intended use is acceptable to the Local Planning Authority.

Legal Costs

Each party is responsible for their own legal costs in connection with the granting of a lease.

Location - SA31 1QL

The premises is located within the prime part of the pedestrianised Red Street, Carmarthen, with adjacent occupiers being Cafe Nero and Greggs. Other occupiers within the immediate vicinity include O2, Trespass, Boots and H.Samuels.



Viewing

Strictly via prior appointment with the appointed agent:



Ben Davies 029 2034 6311  
E: ben.davies@coark.com  
  
Ella Jefferies 029 2034 6316  
E: ella.jefferies@coark.com



Philip Gwyther 07775 910994  
E: philip@ejhailes.co.uk

MISREPRESENTATION ACT, 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it.] Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website <https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/>. LCP's privacy notices that apply to its use of your personal information are at [www.lcpgroup.co.uk/policies](http://www.lcpgroup.co.uk/policies). The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at [www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf](http://www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf).

Owned and Managed by

M

M<sup>®</sup>Core

LCP UK

01384

400123

lcpgroup.co.uk

George Watson 07423 662487  
GWatson@lcpproperties.co.uk