

A3
USE
AVAILABLE

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

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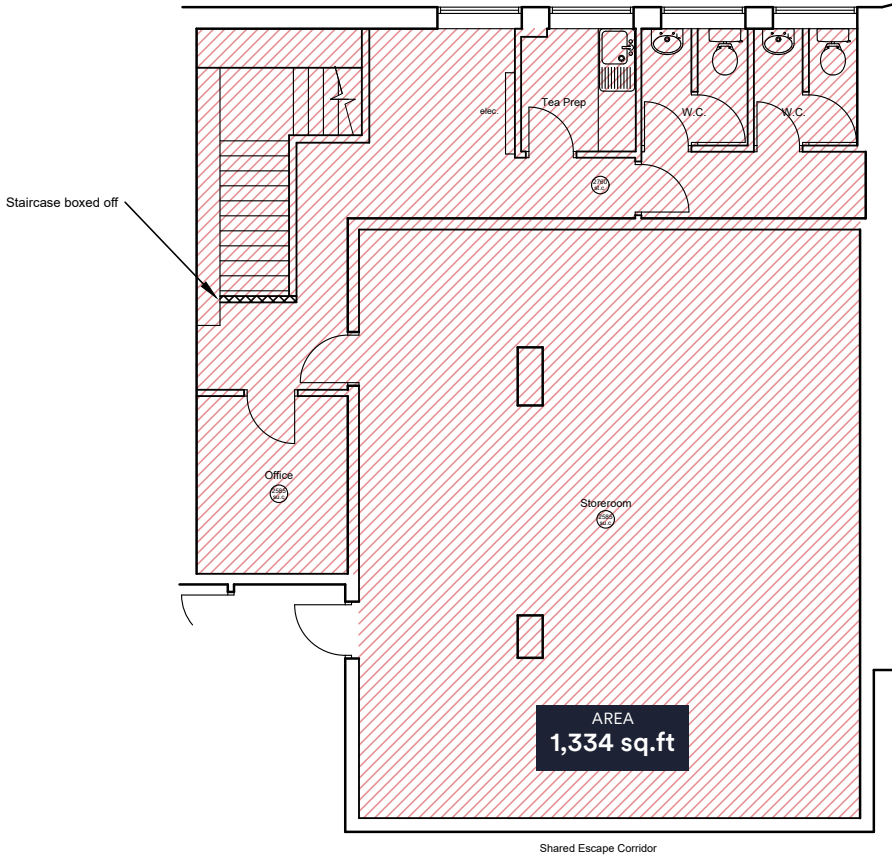


POTENTIAL TO SPLIT
FLOOR PLAN



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

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

£19,950

Rateable Value

To be re-assessed.

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

Usage 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:



Ceri Daniel 0782 7120389

E: ceri@bp2property.com



Philip Gwyther 07775 910994

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Owned and Managed by



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