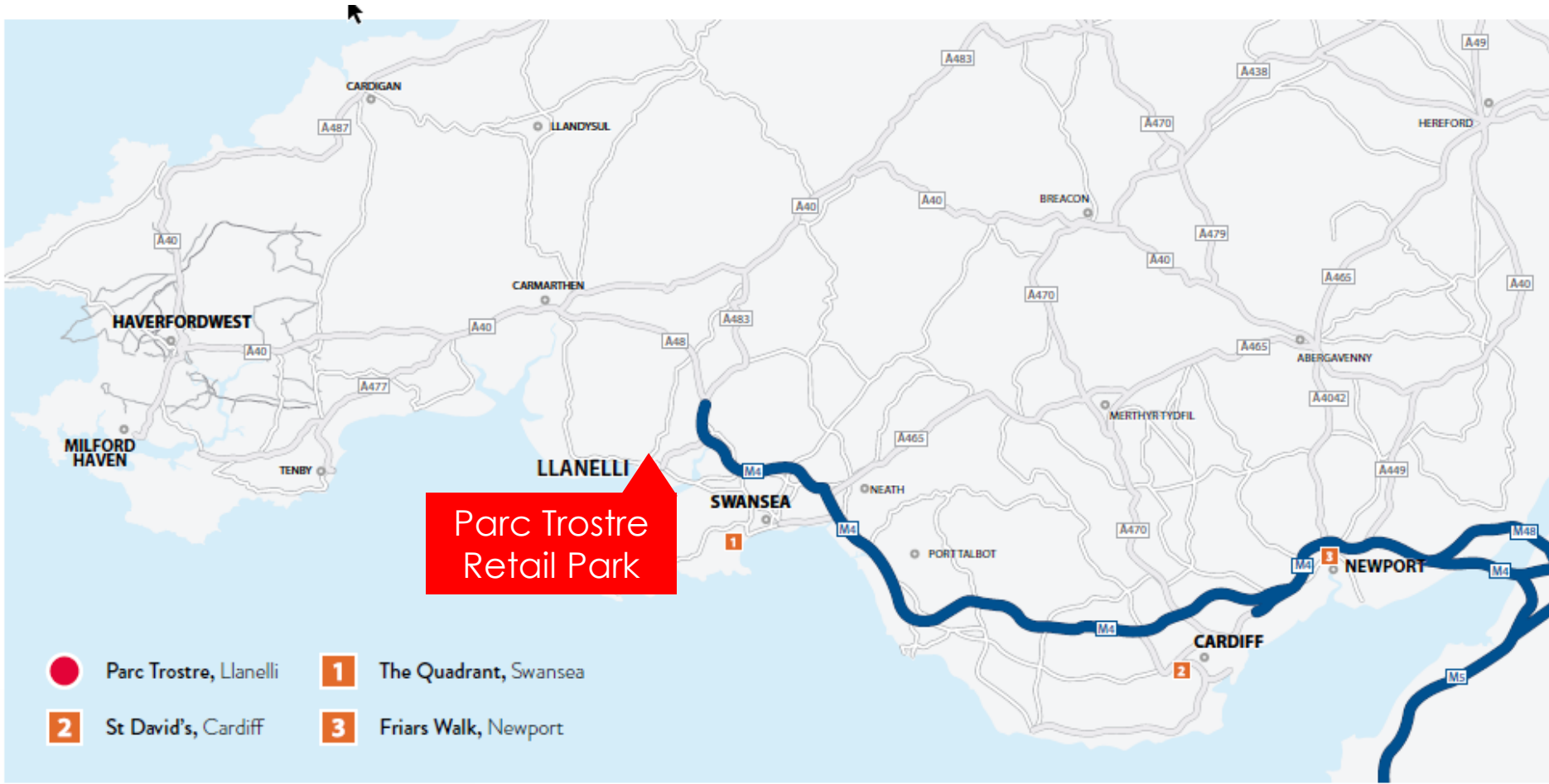




To Let
1,421 sq ft

- ❑ 1,421 sq ft retail warehouse unit
- ❑ Available by way of assignment or subletting







Location

Located just off the A484, 2 miles east of Llanelli town centre, forming part of the region's dominant out of town cluster.

Description

One of the prime shopping parks in South Wales, anchored by Tesco, M&S and Primark, with other occupiers including Boots, New Look, River Island, H&M, JD, etc.

Size/Availability

1,421 sq ft ground floor GIA. Available by way of an assignment or a sublease on flexible terms.

Lease Terms

An FRI lease expiring on 12 June 2021. The current rent passing is £90,180 per annum.

Condition

Carphone Warehouse will remove their signage and loose fixtures and fittings. The existing M&E, flooring, ceiling grids, etc will be left in situ.

Planning Consent

Open A1 non food.

Rates Payable

£35,505 per annum. NB: No rates are payable until 1 April 2021.

Service Charge

£2,944 per annum.

Inspections/Further Enquiries

All inspections/further enquiries are to be arranged through Avison Young.

Contact**James Potter**

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