

**A3
USE
AVAILABLE**

TO LET
POTENTIAL TO SPLIT
2,574 sq.ft (239.2 sq.m)
S-7a | S-7b
540 sq.ft (50.0 sq.m) | 700 sq.ft (64.6 sq.m)
ALL ENQUIRIES

**IDEAL FOR RETAIL
AVAILABLE NOW!**

ENQUIRIES:

Qualified Opticians

TO LET

Prime Retail Unit

POTENTIAL TO SPLIT

GROUND FLOOR RECENTLY FULLY REFURBISHED

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

- Located within the prime part of the pedestrianised Red Street
- Rear access provided for deliveries
- Adjacent occupiers: Cafe Nero, Greggs M&S, Trespass, Boots and Superdrug



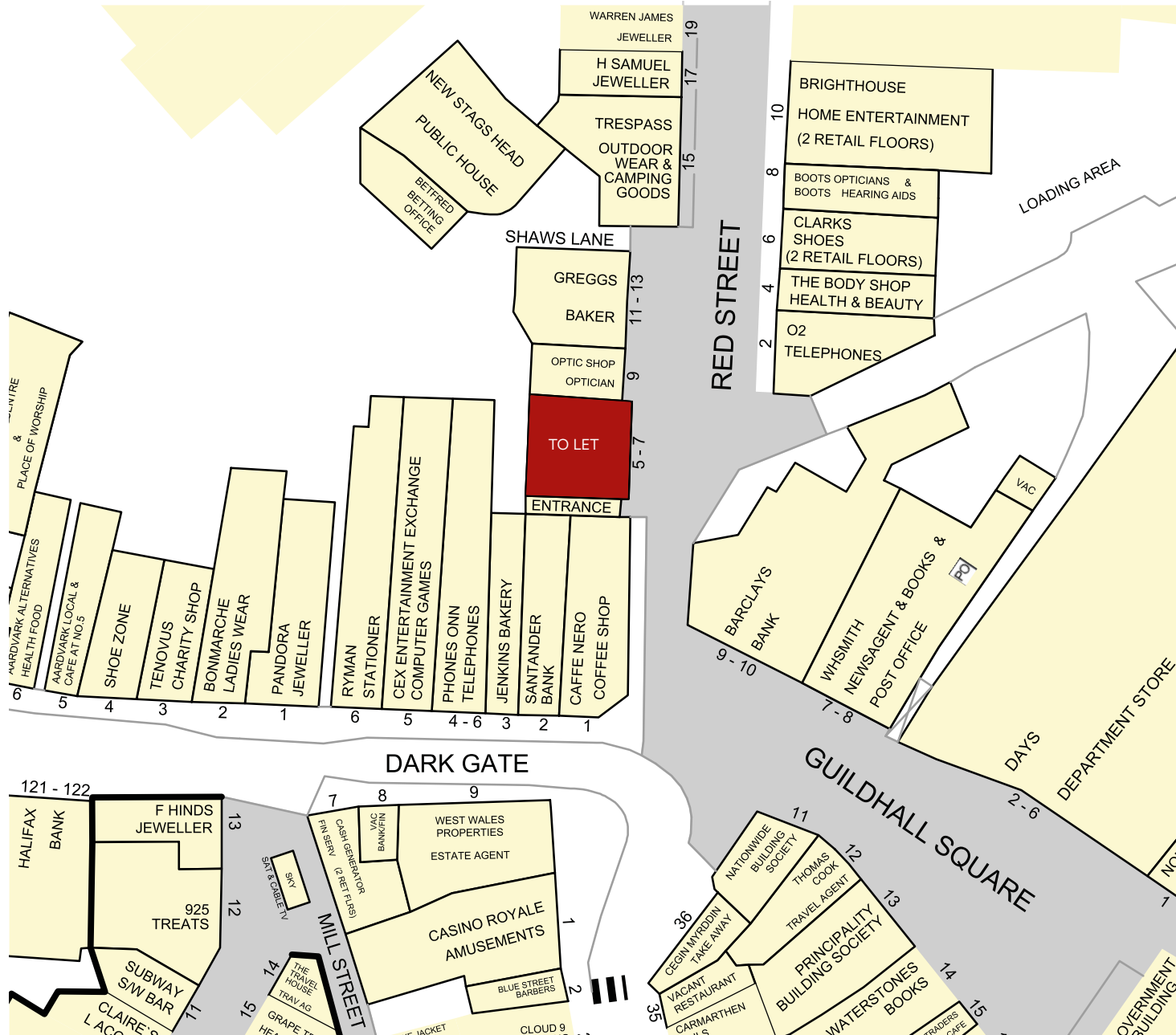
M M'Core
LCP UK

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lcpgroup.co.uk



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



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

Description

The premises comprises ground floor accommodation. 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 enquiries 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 M&S, Barclays, Trespass, Boots and H.Samuels.



Viewing

Strictly via prior appointment with the appointed agent:



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Owned and Managed by



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