

To Let Retail Unit

Instore unit, Morrisons Supermarket
Pemberton Retail Park, Llanelli SA14 9DR



Contact

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Description/Location

The unit is situated within the Morrisons Llanelli superstore, prominently located on Pemberton Retail Park, which is well-let to occupiers including B&M, Halfords, Dunelm and The Range.

The store highlights include Amazon Hub lockers, Timpson, a Morrisons café and a petrol filling station. There is also a Starbucks drive-thru located adjacent to Morrisons.

The unit is prominently located adjacent to the checkout tills and the Timpson unit, close to the superstore entrance/exit. The unit benefits from a secure roller shutter door and good ceiling height throughout.

Terms & Tenure

The unit is available by way of a new effective internal repairing and insuring lease for a term to be agreed, to be outside the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Quoting £15,000 per annum inclusive of service charge, building insurance costs and business rates.

Rating

This unit is not currently subject to a separate rating assessment. However, should the premises become separately assessed, the tenant will become responsible for the rates payable.

Interested parties are advised to make their own enquiries to the local authority. Further information is also available at www.gov.uk/calculate-your-business-rates

EPC

To be confirmed.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewings

Strictly by appointment with the sole agent.

Accommodation

The units comprise the approximately following floor area:

	Sq m	Sq ft
Total unit	43.7	470

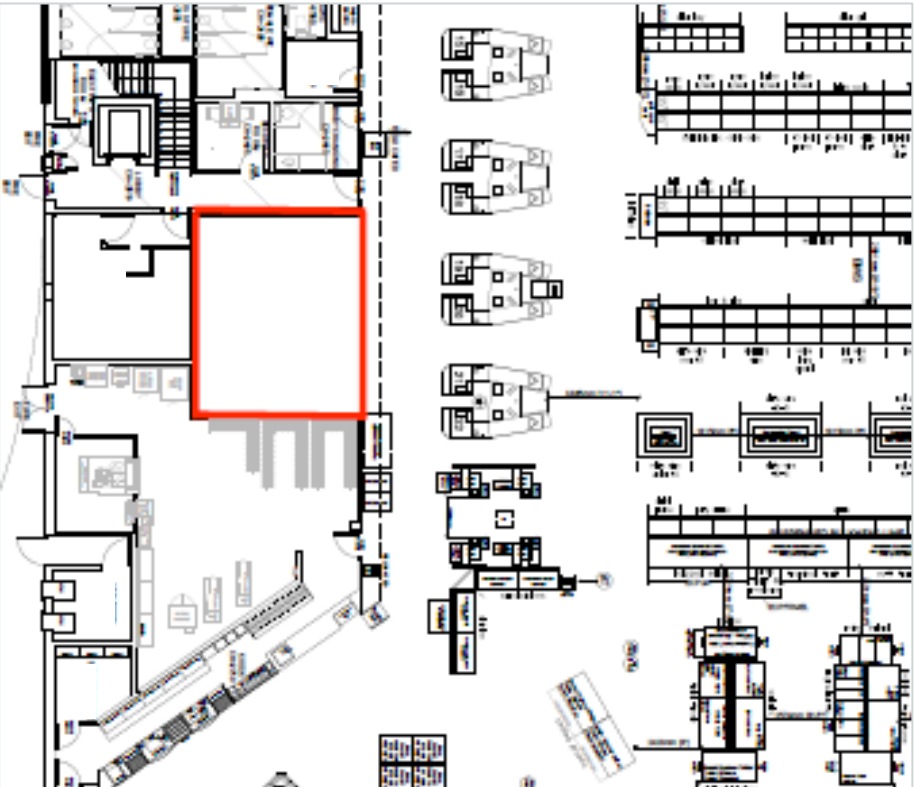
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

**470 sq ft instore
retail unit**

£15,000 per annum

**Inside an 80,000 sq ft
Morrisons superstore**

**Available for
immediate occupation**





For further details contact:
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