RAPLEYS

To Let Retail Unit

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







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.

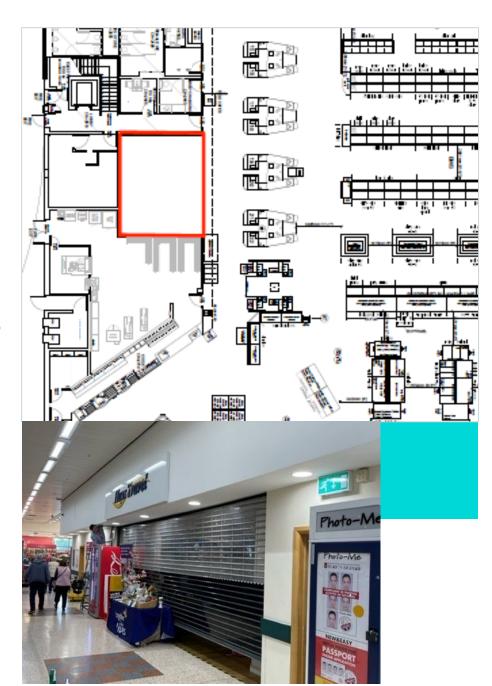
Accommodation

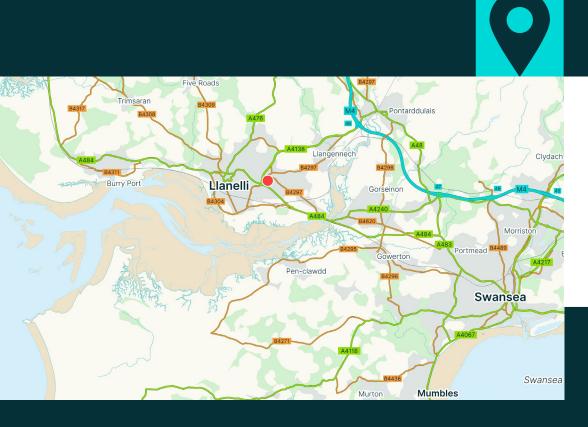
The units comprise the approximately following floor area:

	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: Richard Curry 07876 747146 richard.curry@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.
Any maps are for identification purposes only and should not be relied upon for accuracy. Crown Copyright and database rights 2018 Licence No. 100004619.
Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in October 2021.