

TO LET

UNIT 10A - 10B

St Catherine's Walk Shopping Centre,
Carmarthen, SA31 1GA

Modern Gym Unit with Demised Parking
– Subject to Vacant Possession



LOCATION / ACCESSIBILITY

240,000 people live within Carmarthen's wider catchment area. 20,000 people in the catchment live within a 10 minute drive, and have no access to a true commercial gym, providing a sustainable membership base.

Carmarthen captures the 2nd highest leisure spend in the region, after Swansea City Centre, which is a 45 min drive away.

The immediate town catchment contains a higher proportion of families, professional households and residents in managerial occupations than the wider regional average. These groups represent stable, established customer bases with strong spending power.

The catchment benefits from high levels of home ownership and above-average proportions of detached housing, creating stable and established residential communities.

St Catherine's Walk Shopping Centre is the prime retail and leisure pitch in Carmarthen.

The unit is situated amongst national operators including Vue, Next, Pizza Express, Toby Carvery, Harvester, Costa, Coffee#1 The Entertainer, Lush and Flying Tiger.

The former Debenhams, directly opposite the subject unit, is being developed as a 'one stop shop' incorporating different services, expected to drive increased footfall to the leisure quarter.



OVERVIEW

DESCRIPTION

The unit comprises a prominent ground floor entrance, leading up to first floor trading with ample natural light.

35 demised carpark spaces to the rear of the unit can be created. There is also adjoining 950 space multi-storey car park within a 100 meter walk from the subject unit.

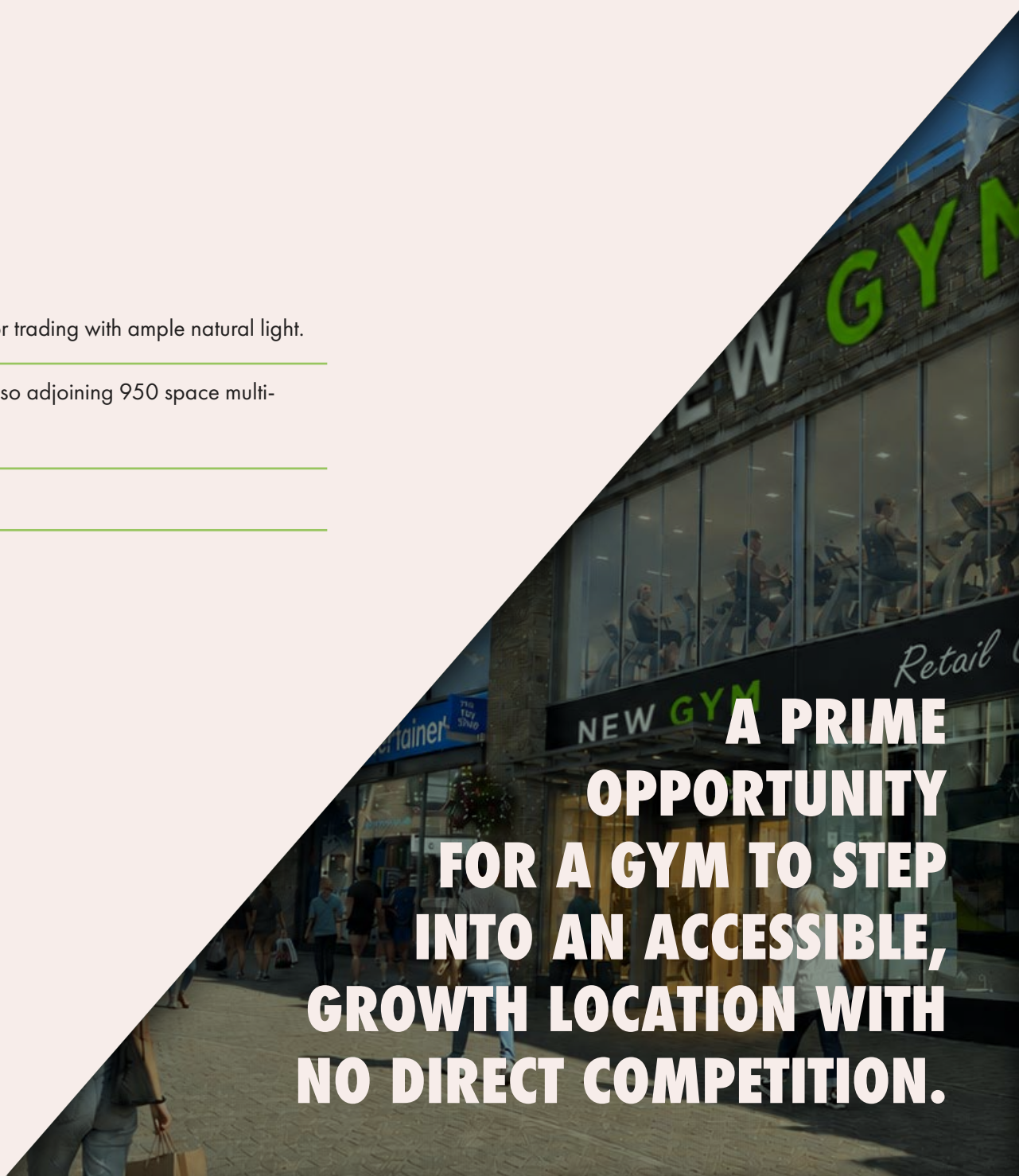
Strong signage opportunities

24 hour access

ACCOMMODATION

The unit comprises the following approximate gross internal areas:

FLOOR	SQ. FT	SQ. M
Ground Floor Entrance	500	46
First Floor	10,168	945



**A PRIME
OPPORTUNITY
FOR A GYM TO STEP
INTO AN ACCESSIBLE,
GROWTH LOCATION WITH
NO DIRECT COMPETITION.**

TERMS

Subject to vacant possession, the premises are available by way of a new effectively full repairing and insuring lease by way of a service charge on terms to be agreed.

RENT

On application.

BUSINESS RATES

To be reassessed.

SERVICE CHARGE

£20,915 pa (2026)

FOR FURTHER INFORMATION PLEASE CONTACT:



Sebastian Collins

sebastian.collins@savills.com

07800 912 541

Matthew Brown

mabrown@savills.com

07870 999 610



Nick Ferris

nick@barkerproudlove.co.uk

07970 850 037

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWINGS

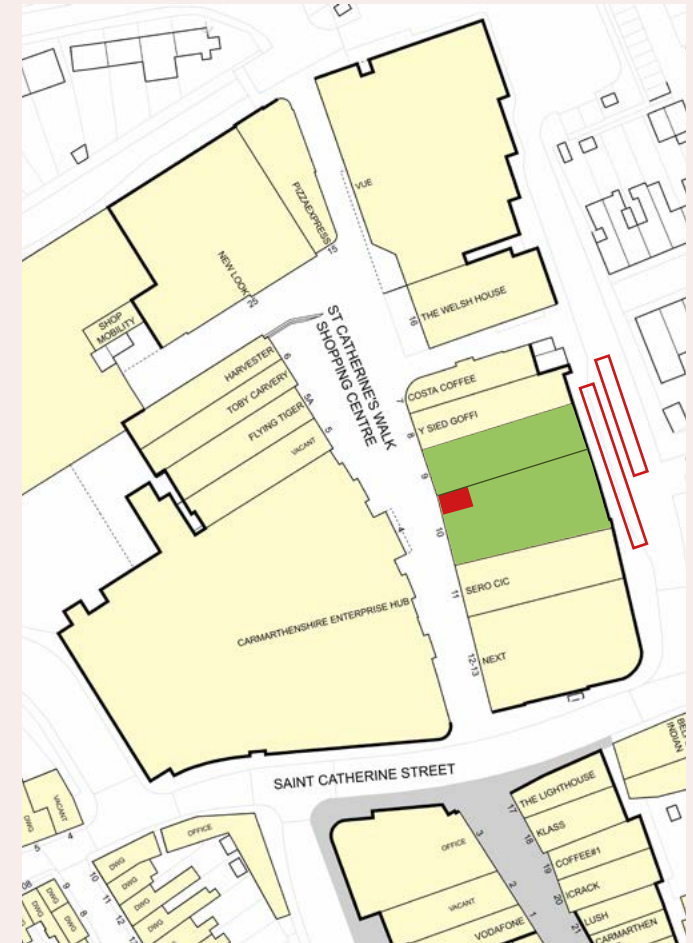
Strictly by prior arrangement with the appointed agents.

EPC

To be reassessed.

COSTS

Each party to be responsible for their own legal and professional costs incurred in the transaction.



- Ground floor entrance
- Possible parking spaces
- Unit 10A - 10B