



UNIT 14/25

TO LET

UNIT 14/25

ST CATHERINE'S WALK SHOPPING CENTRE

CARMARTHEN,
SA31 1GA

**COMPELLING 8-10 LANE BOWLING OPPORTUNITY
- SUBJECT TO VACANT POSSESSION**



st St.Catherine's Walk

OVERVIEW

A PRIME LEISURE OPPORTUNITY IN CARMARTHEN 8-10 LANE VIABLE BOWLING SCHEME DRAWN

The unit is situated adjacent to the 950 space multi-storey car park, amongst the leisure cluster at the northern end of the scheme.

Strong signage opportunities with prominent frontage down the mall.

Plans and further information on the trading opportunity available upon request.

ACCOMMODATION

The unit comprises the following approximate floor areas:

Ground Floor	11,749 sq.ft	1,090.6 sq.m
First Floor	5,516 sq.ft	512.4 sq.m

LOCATION/ACCESSIBILITY



240,000 people live within Carmarthen's wider catchment, with 20,000 residents within a 10-minute drive.



Carmarthen captures the second-highest leisure spend in the region after Swansea City Centre, which is a 45 min drive time.



The nearest commercial ten-pin bowling centre is 35 minutes away, highlighting a clear gap in the market.



A strong local catchment of families, professionals and homeowners provides an established customer base with good spending power.

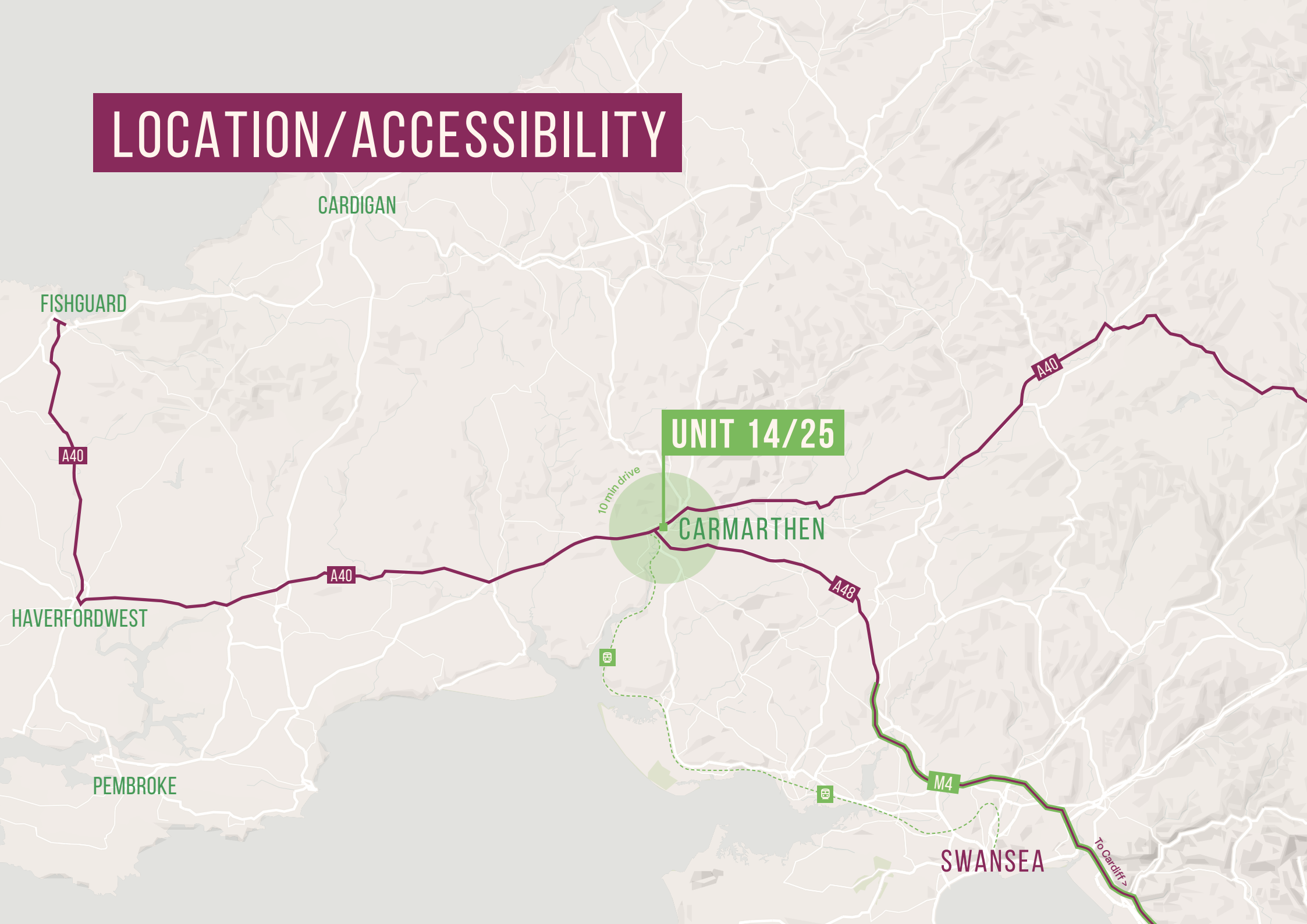


St Catherine's Walk is Carmarthen's prime retail and leisure destination, anchored by Vue Cinema and complemented by leading national retailers and restaurants.



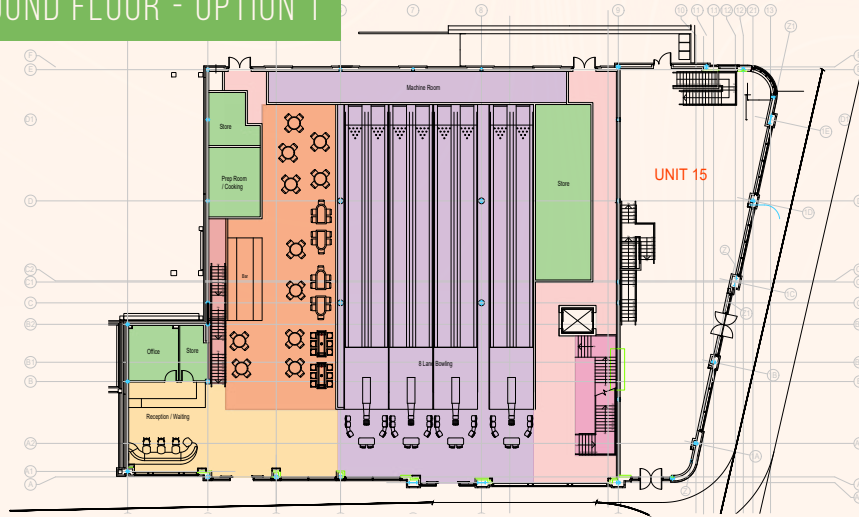
Ongoing investment, including the redevelopment of the former Debenhams store, is expected to further increase footfall.

LOCATION/ACCESSIBILITY

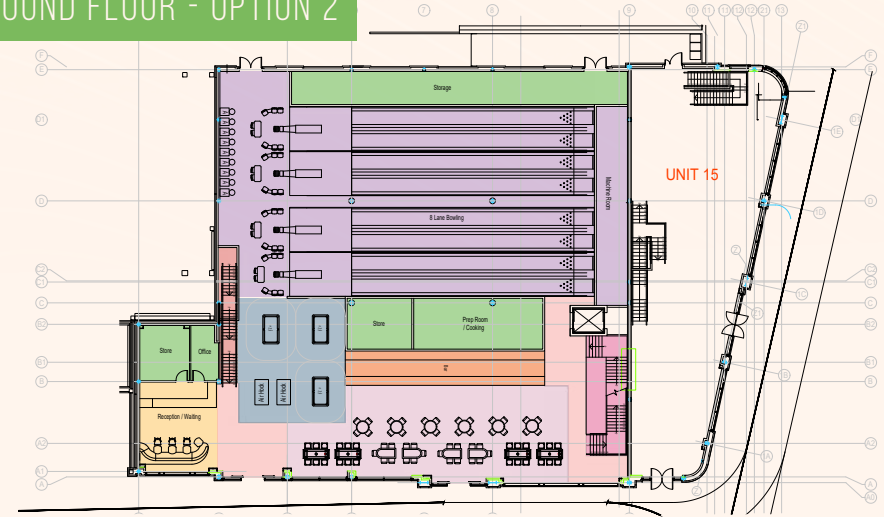


INDICATIVE LAYOUTS

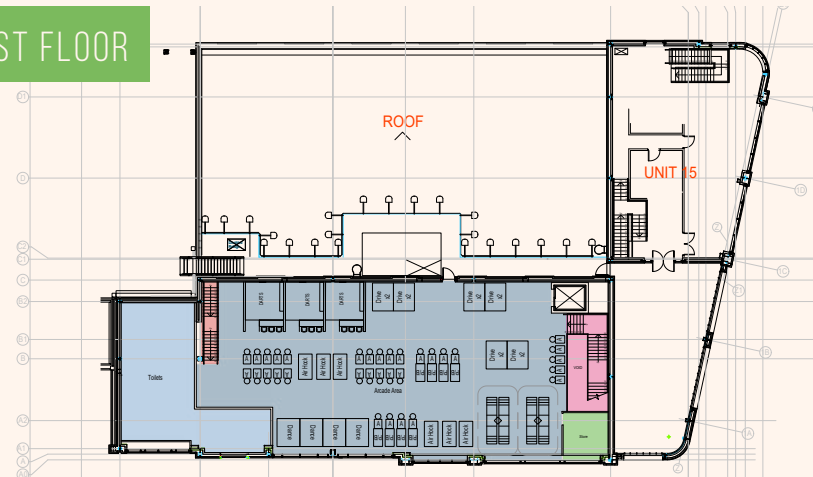
GROUND FLOOR - OPTION 1



GROUND FLOOR - OPTION 2



FIRST FLOOR



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.

COSTS

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

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWINGS

Strictly by prior arrangement with the appointed agents.

EPC

B (47)

SERVICE CHARGE & INSURANCE

Service Charge: £32,988 pa (2026)

Insurance: £3,204 pa (2026)

BUSINESS RATES

To be reassessed following a change of use



CONTACT

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