

HIGH STREET PROPERTY / CLASS A1

Unit 3, Carregamman Lane , Ammanford SA18 3ED



**Rent: £36,167 PA**

**Ground Floor Area**

3,078 Sq ft / 286 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

The development is situated in the heart of Ammanford fronting the A474 which is the main arterial route through the town. The new unit will benefit from a prominent roadside frontage and shared car parking with Wilko's and Barnardo's.

Subject to Contract

**Demise:**

Ground Floor Sales

**Sq Ft**

3078

**Sq M**

285.96

Potential to sub-divide to create small units (further details on request)

**Rent:**

We are seeking a commencing rent of £36,167 per annum exclusive

**Tenure:**

Assignment of a 10 year lease effective fully repairing and insuring lease. Incentives are available subject to covenant and status.

**Business Rates:**

The premises are yet to be assessed for rating purposes.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

**EPC:**

Energy Performance Asset Rating - B

**Legal Costs:**

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

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2020

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