

western
retail
property consultants

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- FISHGUARD - 8 HIGH STREET

SA65 9AR

SHOP TO LET

LOCATION

Fishguard is a popular coastal town in West Wales with a population of just over 5,000 with an influx of tourists during the summer months.

The premises are situated on High Street with **Boots the Chemist** and **Get Connected** located opposite, with **Co-Operative Supermarket** and main town car park behind.

ACCOMODATION

Arranged on ground and first floors with the following approximate dimensions and areas which have been measured in accordance with the RICS Code of Measuring Practice (6th edition).

Internal Width	6.25 m	20'6"
Ground Floor sales	434.94 m ²	4,680 ft ²
First Floor stock	118.49 m ²	1,275 ft ²

TERMS

Subject to obtaining possession as Peacocks are currently in Administration.

New 5-year effective full repairing and insuring lease, at a commencing rent of £12,500 per annum exclusive.

EPC: Rated C

The Energy Performance Asset Rating for this property is available upon request.

RATING ASSESSMENT

The 2017 Rateable Value listed in the VOA described the premises as shop & premises with a RV of £15,750.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWINGS

Strictly by prior appointment with:

Stephen Jones at Western Retail.

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All rents are quoted exclusive of VAT.
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