



FISHGUARD 8 HIGH STREET SA65 9AR

INVESTMENT | FOR SALE

TENURE: FREEHOLD

Tenant: PEACOCKS STORES LIMITED

Lease Term	5 years from 26 June 2016		
Rent Agreed	£11,500 pa	Repairs / Insurance	FRI – limited by a schedule of condition
Tenant Break Option	End of year 3 on six months' prior notice.	Inside 1954 L&T	Yes
Use	Any use as A1	Alienation	Assign/underlet whole only with L consent.
Notes	Break not exercised in return for: 4 months' rent free from 25 th December 2019 – 25 th April 2020 and 4 months' rent free from 25 th December 2020 – 25 th April 2021.		
EPC Rated C			
Rateable Value effective from 1 April 2017: £15,750			

DIMENSIONS & FLOOR AREAS:

Internal Width	6.25 m	20'6"
Ground Floor sales	434.94 m²	4,680 ft²
First Floor stock	118.49 m²	1,275 ft²

Further information contact | Stephen Jones at WESTERN RETAIL T: 029 2066 0222