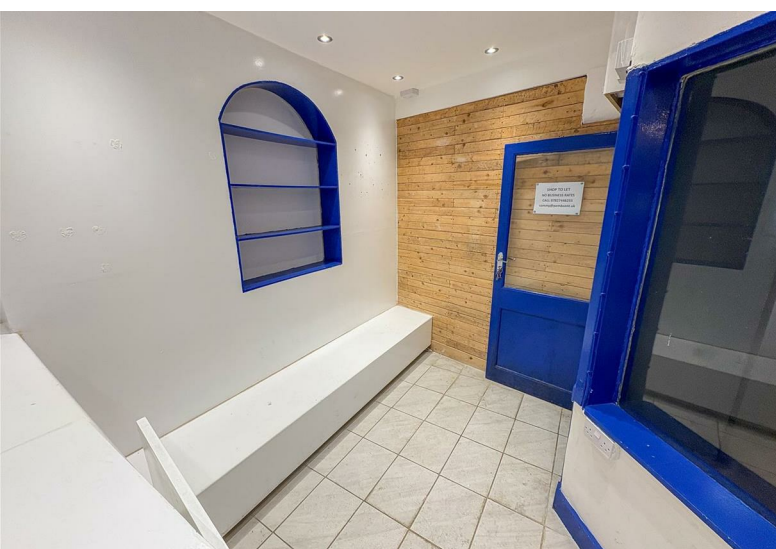


The Arcade Shop, Town Wall Arcade, Tenby



£500 PCM



COMMERCIAL UNIT TO LET

An opportunity to let this commercial unit situated in Town Wall Arcade between Upper Frog Street & South Parade near the centre of the popular coastal town of Tenby.

The Unit is suitable for a variety of A1 uses and was formerly a successful barbers shop. We have been informed by the landlord that no business are payable for the Unit.

**RK & son
Lucas**
PEMBROKESHIRE'S PROPERTY
PROFESSIONALS

Serving the whole of Pembrokeshire from our offices in
Haverfordwest and Milford Haven.

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RICS





Main Shop

Large display windows fronting Town Hall Arcade, glazed entrance door, tiled flooring, multiple sockets and plumbing for appliances

Separate WC

The Unit has the benefit of a separate WC shared with an adjacent premises

Rent

£500 per month (£6,000 per annum)

Term

Term of years to be agreed

Insurance

Tenants responsibility upon full insuring and repairing basis

Repairs/Decoration

Tenant's responsibility upon full repairing basis.

Planning Permission

All enquiries to the Planning Department of Pembrokeshire Council (01437 764551)

Business Rates

We understand from the Landlord that no business are payable

Services

Mains water, electricity and drainage

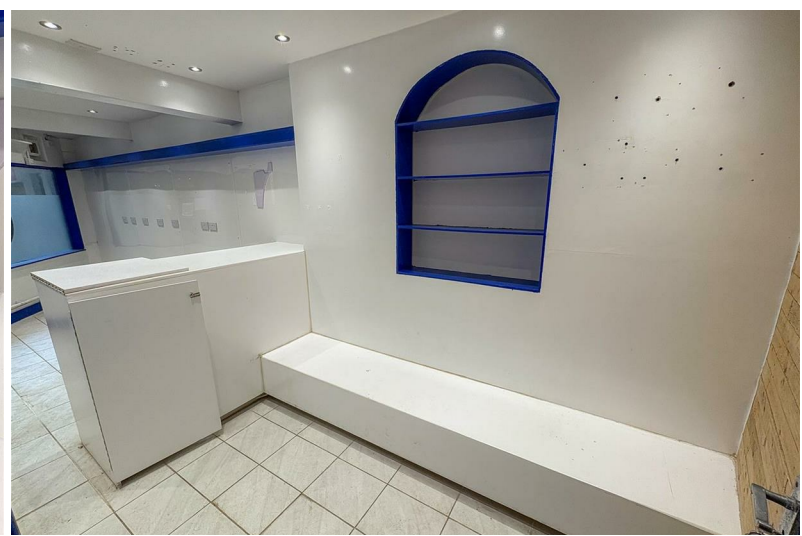
Legal Costs

Each party to bare their own costs

Fixtures, Fittings & Appliances

None of these have been tested by the Agents

SUBJECT TO CONTRACT AND AVAILABILITY



Ground Floor

Approx. 14.8 sq. metres (159.6 sq. feet)

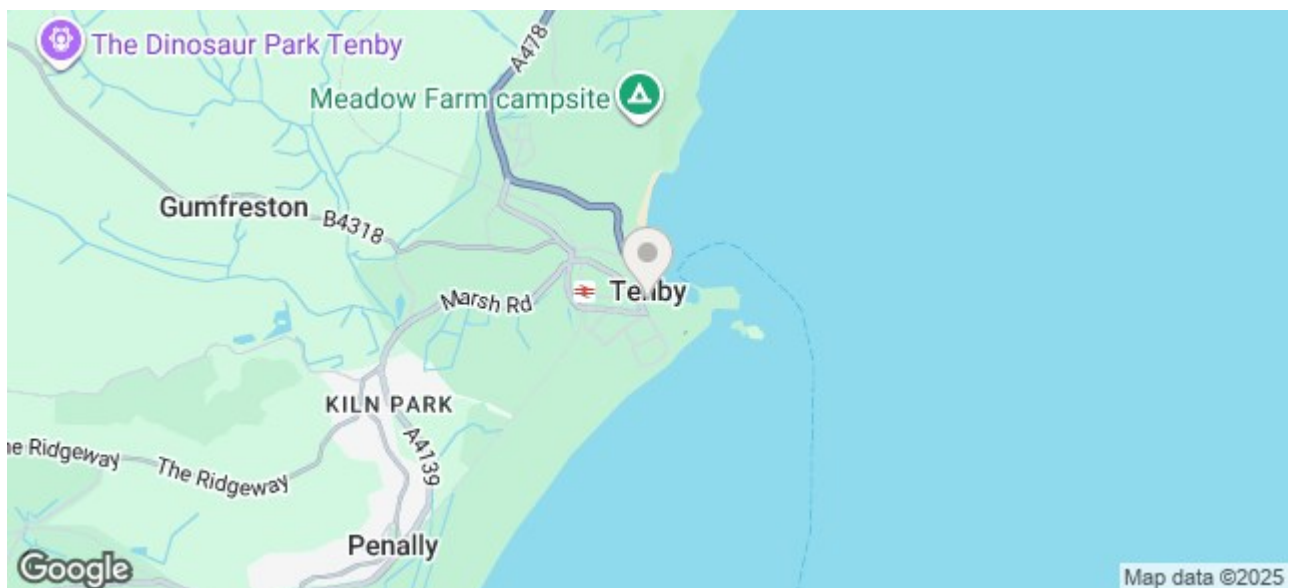


Total area: approx. 14.8 sq. metres (159.6 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

Unit at Upper Frog Street, Tenby

From Upper Frog Street - enter the arcade in between No. 15 & No. 17 Upper Frog Street passing 'The Twisted Shamrock' bar. The Unit can be found on the right hand side. [what3words.com/contrived.perform.mole](https://www.what3words.com/contrived.perform.mole)



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.