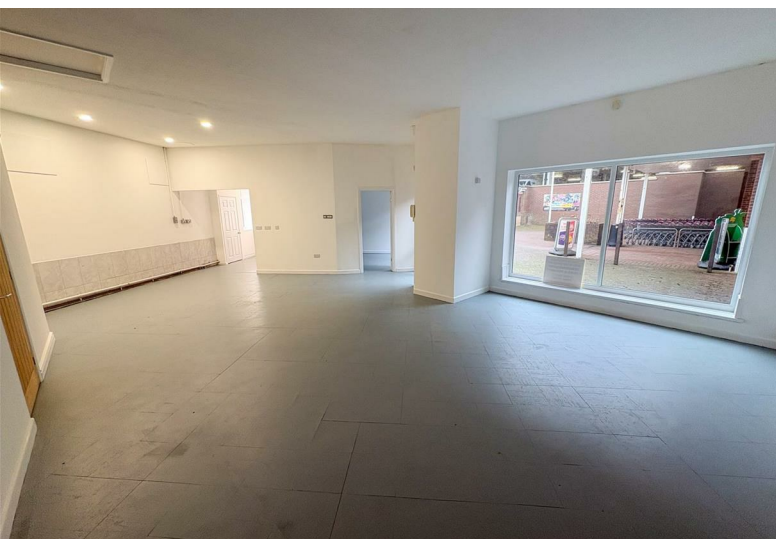


Unit 3, Upper Park Road, Tenby



Per Annum £12,000 Per Annum



PRIME RETAIL UNIT TO LET - A fantastic opportunity to lease a prime retail unit in the heart of Tenby, ideally located adjacent to Sainsbury's. This highly visible position benefits from excellent footfall throughout the year, making it suitable for a variety of retail or commercial uses.

Tenby is one of Wales' most popular and vibrant seaside towns, renowned for its picturesque harbour, historic town walls, and award-winning beaches. The town attracts strong year-round footfall, with particularly high visitor numbers during the spring and summer months, driven by tourism, events, and a thriving hospitality sector.

Tenby benefits from a diverse retail and leisure offering, combining independent boutiques, national retailers, cafés, restaurants, and services, making it a prime trading location. The town serves both a strong local catchment and a substantial tourist market, ensuring consistent demand for retail and commercial premises.



**RK & son
Lucas**
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Accommodation

The unit provides the following approximate net internal floor area:

Open plan sales area
Kitchen/staff area
Separate office/sales area
WC

Total Area: approx. 70.1 sq. m. (754.3 sq. ft.)

Tenure

The property is available to let by way of a new Internal Repairing and Insuring (IRI) lease, on terms to be agreed.

Rent

£12,000 per annum, exclusive.

Service Charge

A service charge will be payable to cover the cost of building insurance together with the maintenance and repair of the external and common parts of the property. Further details to be confirmed.

Business Rates

Current rateable value (1 April 2023 to present) £8,800

EPC

Rating: D - 95.

Certificate available on request.

Use

The premises are suitable for a range of

commercial uses, subject to planning consent where required. Interested parties should rely on their own enquiries with the local planning authority.

Legal Costs

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

VAT

All figures are quoted exclusive of VAT, if applicable.

Viewing

Strictly by prior appointment with R K Lucas & Son.





DIRECTIONS: Entering Tenby on the A478, take the third exit at the mini roundabout onto Serpentine Road and continue down the hill until you reach a double mini roundabout. Take the first exit onto Greenhill Road and continue onto South Parade. Follow the road around a sharp right-hand bend onto Upper Park Road. After a short distance, the property can be found on the left-hand side immediately after the multi-storey car park and to the right-hand side of Sainsbury's.

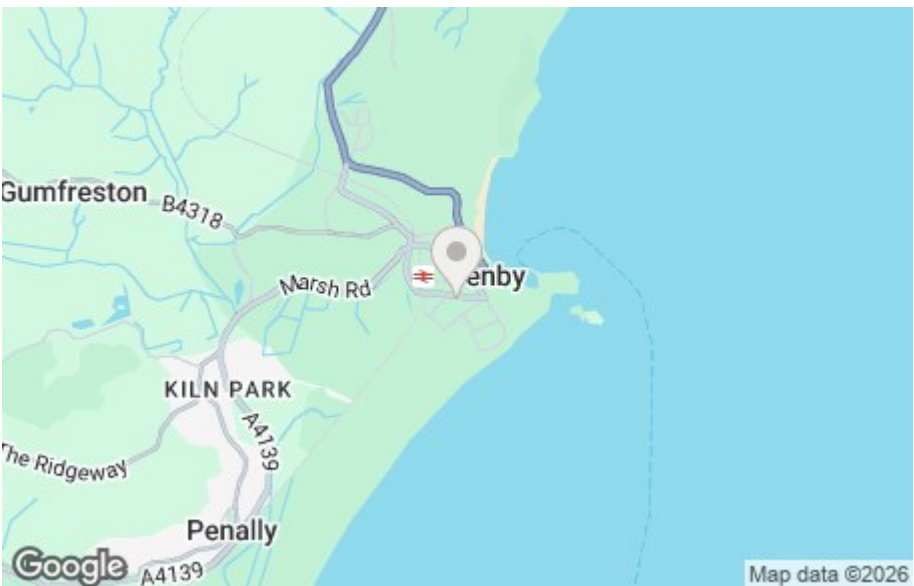
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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.