

896 TO 3,047 SQ FT

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EAST GATE

East Gate
Retail & Leisure Quarter
Llanelli SA15 3YF

A1 / A2 / A3 UNITS

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LOCATION

East Gate is located in a prominent position at the gateway to Llanelli town centre, which is the largest town in Carmarthenshire. Llanelli is 12 miles west of Swansea, 53 miles west of Cardiff and within easy reach of the M4 Motorway (J48). Llanelli has a population of 49,500, extending to approximately 395,000 people within a 20 minute drive time.

East Gate comprises a six screen Odeon Cinema, 550 seat Regional Theatre, 53 bed Travelodge, 21,000 sq ft of office accommodation, adjoining a new Bus Interchange and 240 space surface car park.

Occupiers trading at the scheme include Nando's, Costa Coffee, Jenkins Bakery, Joe's Ice Cream, and Snap Fitness.

Nando's

COSTA
COFFEE

snap fitness 24/7

17
GREENE KING
BURY ST EDMUNDS

**A1 / A2 / A3
UNITS**
FROM 896 TO
3,047 SQ FT



ACCOMMODATION

The properties comprise ground floor accommodation in bare shell with capped services ready for tenant fit out.

		sq ft	sq m
UNIT 1	Ground Floor GIA	896	83
Unit 4	Ground Floor GIA	3,052	284
Unit 7A	Ground Floor GIA	704	65
Unit 7B	Ground Floor GIA	579	54

Units 7A and 7B can be combined.



LEASE

The Units are available by way of a new lease for a term to be agreed.

RENT

Unit 1	£12,000
Unit 4A	£22,500
Unit 4B	£12,500
Unit 5A	£15,000
Unit 7A	£12,000
Unit 7B	£10,000

RATES

	Rateable Value	Rates Payable (2025/26)
Unit 1	£20,750	£11,662
Unit 4A	TO BE REASSESSED	
Unit 7A	TO BE REASSESSED	
Unit 7B	£15,500	£8,430

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CONTACT

Owen Cahill

DD: 029 2034 7111

M: 07824 638338

E: owen@ejhales.co.uk

Phillip Morris

DD: 029 2034 7104

M: 07779 666210

E: pvm@ejhales.co.uk

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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029 2046 1233 | studio@martinhopkins.co.uk | martinhopkins.co.uk