

lot 34

13 & 15 Dimond Street Pembroke Dock, Pembrokeshire SA72 6JA

Rent
£27,500
per annum
exclusive

Freehold Retail Investment

- Let to Pembroke Dock Hardware Limited (with personal guarantees)
- New lease from July 2014 expiring March 2030 (subject to option)
- Tenant trading in Pembroke Dock for approximately 20 years

- Approximately 782.03 sq m (8,418 sq ft)
- Situated in the town's principal retail location
- Planning permission (dated October 2009) for Change of Use to part A1/A3 (Restaurants) and part D1 (Non-Residential Institutions)



Location

Miles: 10 miles south of Haverfordwest
32 miles west of Carmarthen
Roads: A477, A4139
Rail: Pembroke Dock Railway Station
Air: Cardiff International Airport

Situation

The property is situated in the heart of the town centre on the northern side of Dimond Street, the town's principal retailing thoroughfare. Nearby occupiers include Boots the Chemist, Greggs, Specsavers, Lloyds Pharmacy, Lloyds Bank, the Post Office and Coral.

Description

The property comprises a large shop arranged on the ground and first floors. The property benefits from rear access and a loading area via a service road leading onto Meyrick Street.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	418.79 sq m (4,508 sq ft)	PEMBROKE DOCK HARDWARE LIMITED (1) with personal guarantees	Approx 16 years from 15/07/2014 until 2030 on a full repairing and insuring lease (2) (3)	£27,500	01/04/2015 and 5 yearly thereafter
First	Ancillary	363.24 sq m (3,910 sq ft)				
Totals		782.03 sq m (8,418 sq ft)			£27,500	

(1) t/a Pembroke Dock Home Hardware. Pembroke Dock Hardware Limited sells a wide range of home and garden products (www.pembrokedockhardware.co.uk).

(2) Please note that the lease is subject to a tenant's option to determine in March 2020.

(3) The lease is subject to a schedule of condition.

For further details please contact:

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