

TO LET



ST. GOVAN'S SHOPPING CENTRE

UNIT 1A, PEMBROKE DOCK, DYFED, SA72 6AG

**PROMINENT RETAIL UNIT LOCATED WITHIN
SHOPPING CENTRE**

5,378 SQ.FT (499.63 SQ.M)

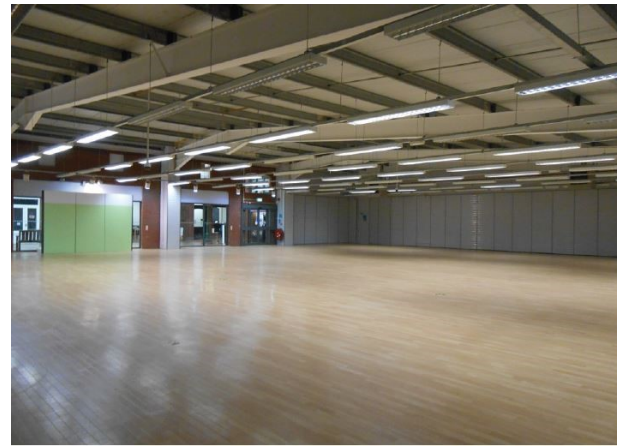
- Mall frontage with high visibility from the main road, Western Way
- Close proximity to the Asda Superstore and Pembroke Dock's main High Street
- Close to Pembroke Dock ferry port with daily services to Rosslare, Ireland



PANTHER
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Location

The shopping centre is situated between Western Way and the Asda Superstore, but also benefits from frontage onto Dimond Street which features retailers such as Boots, Greggs, Specsavers and Londis. Western Way is the main road through Pembroke Dock. The ferry terminal, which provides two sailings per day and carries up to 4,400 passengers, is a 5 minute drive away.

Description

The shopping centre comprises 21 units with a good mix of businesses including fashion retail, café/coffee/sandwich bar operators, and other service providers such as newsagents, toys, records etc.

This retail unit comes with laminate flooring, suspended strip lighting, a heating/cooling system and separate storage, office, kitchen plus male and female toilet facilities.

Parking

The unit faces a Pay & Display car park with approximately 32 spaces. On street parking is also available in the immediate area and along Dimond Street.

Rent

£30,000 per annum exclusive of Business Rates, VAT and all other outgoings, payable quarterly and in advance.

Lease Terms

The premises are offered to let by way of a new lease drawn on a Full Repairing and Insuring lease, terms to be agreed. The lease will incorporate regular rent reviews where appropriate.

EPC

An Energy Performance Certificate can be provided upon request.

Viewing

By appointment through Panther Securities PLC.

Contact John Perloff - 01707 667 300 or Dean Cook - 07483 115 186

SUBJECT TO CONTRACT