

BP2Land & Property
Consultants

Unit 1, Honeyborough Industrial Estate, Neyland, SA73 1SE

UNDER OFFER

Summary

New retail unit prominently located, fronting the Honeyborough roundabout, adjacent to the new Domino's. suitable for a variety of uses including retail, office, medical, cafe, restaurant or take away.

Property Type	Retail & Leisure
Tenure	To Let
Status	Under Offer
Price	£18,000 pa
Size	1,334 sq ft

- Brand New Retail Development
- Prominent Location
- A3, B1 & D1 Planning Consent
- Strong Daily Traffic Flow
- Adjacent To New Domino's Pizza
- Dedicated Customer Parking
- Available Immediately

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Location

Situated in a prominent roundabout location, this unit fronts Honeyborough Industrial Estate equidistant between Pembroke Dock and Neyland.

The location benefits from strong daily traffic movements past the site, and is a key strategic location in Pembrokeshire, with traffic reaching a peak in the Summer months.

Description

This brand new retail unit forms part of a larger redevelopment scheme taking place on Honeyborough Industrial Estate.

With the adjacent Unit 2 being Pre-Let to Domino's Pizza, this remaining available unit of 1334 sq ft, offers an opportunity to let in a prominent location fronting the main roundabout, with the benefit of the Industrial Estate to the rear.

Specification

The property will be built to a shell specification with the following features.

- Capped services including 3 phase electric.
- Glazed shopfronts.
- Communal bin store.
- Communal customer parking.
- Shell specification internally.

Accommodation

The accommodation will provide the following the available space once completed;

Unit	sq ft	sq m
Unit 1	1334	124
Unit 2	PRE-LET	PRE-LET
Total	1334	124

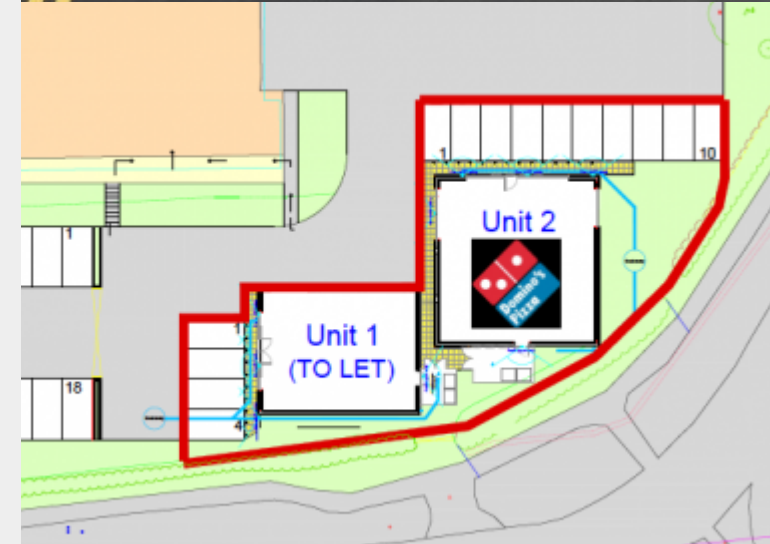
Tenure

The property is available by way of a new full repairing and insuring lease, for a term of years to be agreed.

A detailed incentive package can be offered depending on the occupier and lease length.

Terms

Leasehold - £18,000 pa.



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Service Charge

An Estate Service Charge will be applicable. Further details upon application.

Planning

The unit benefits from planning consent for A3 cafe / restaurant / take away, B1 offices and D1 medical uses. Change of use to A1 retail and A2 professional services would fall under permitted development rights.

Business Rates

The Valuation Office will assess the unit once construction has completed.

EPC

The property will be assessed once construction has completed.

VAT & Legal Costs

All prices, premiums and rents are quoted exclusive of VAT. Each party is responsible for their own legal costs incurred in any transaction.



Enquire now

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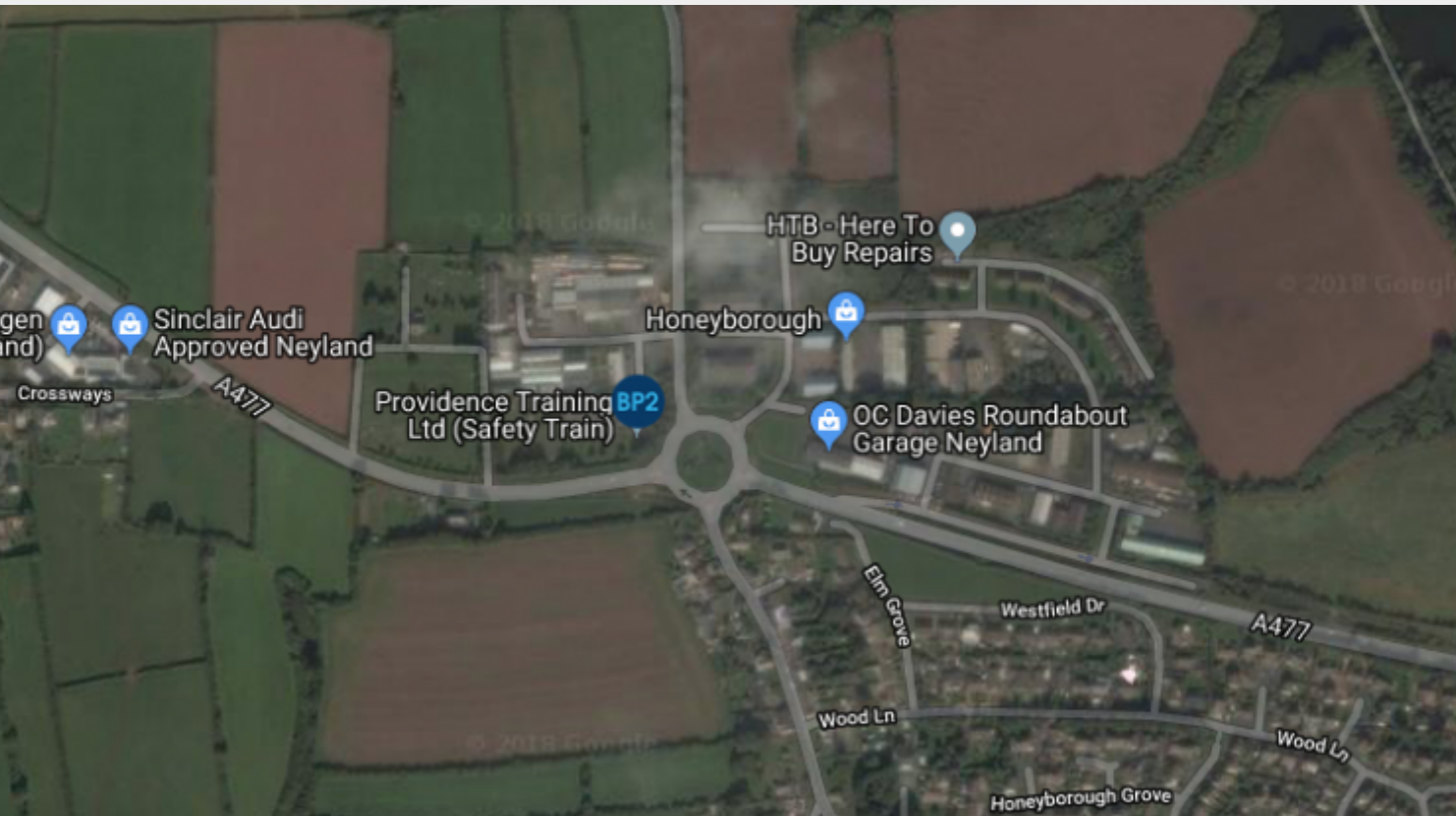
Urban Village,
221 High Street,
Swansea SA1 1NW

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Viewing and Further Information

For further information, or if you would like to arrange a viewing, please contact us.



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