



## **Mermaid Gift Shop, The Strand, Saundersfoot SA69 9ET**

**£16,500 Per annum**

Next To The Main Beach Access  
Retail Unit Of Approximately 1041 sq ft  
(96.75 sq m)  
Large Forecourt Sales / Display Area



## **DESCRIPTION**

In a unique position immediately adjacent to the main access to Saundersfoot beach, a retail unit currently trading as "Mermaid Gift Shop" which for many years has sold beach orientated products, ice cream etc. to holidaymakers visiting the beach and surrounding area. The premises have an approximate gross internal area of 1,041 sq ft (96.75 sq m) which is mainly made up of the retail area but also include a store, office and staff kitchen and WC. To the front, immediately overlooking the beach slipway, is a forecourt area which is largely covered by the overhang of the restaurant above which provides additional external sales space.

## **LOCATION**

Saundersfoot is located in the National Park on Pembrokeshire's south coast approximately 5 miles north of Tenby. It has been a family holiday destination for many generations as a result of its large sandy beach as well as the harbour which is mainly used by leisure craft but still retains a small fleet of commercial fishing boats. The premises are located in the heart of the village immediately adjacent to the ramp which is the main access to the beach.

## **ACCOMMODATION**

The approximate gross internal floor space is 1,041 sq ft (96.75 sq m) of which the retail area is approximately 833 sq ft (77.42 sq m) the remainder being made up of the office, store and staff kitchen and

WC. In addition is the external, largely covered, forecourt.

## **TENURE**

The premises are available on a new lease with the tenant to be responsible for the payment of local authority rates, internal maintenance and contributing towards the insurance premium for the building as well as other usual outgoings.

## **RENT**

£16,500 per annum subject to rent reviews at 3 yearly intervals.

## **RATES**

The rateable value of the premises is £18,750 which makes the rates payable for the whole of the 2017/2018 financial year £9,356.25.

## **AVAILABILITY**

The premises will be available from November 2017.

## **VIEWING**

### **ARRANGEMENTS**

Please contact David Cochlin in our Commercial Department on 01834 861810 or via email to [dc@johnfrancis.co.uk](mailto:dc@johnfrancis.co.uk)

### **OUR OFFICE HOURS**

Monday to Friday 9am to 5.30pm.

### **PLEASE NOTE**

Any appliances and services listed on these details have not been tested.

### **DIRECTIONS**

Head into the centre of Saundersfoot and turn off the one way system when reaching the harbour area with the Spar store on the left. Straight ahead is the ramp to the beach and premises are located to the left of the ramp.