

# TO LET – GROUND FLOOR RETAIL UNIT (STP)

Unit 1 Parry Thomas Centre  
Pendine  
SA33 4NY

Rent £7,000pa (offers invited)



- Purpose built ground floor unit (43 sq m's)
- Stunning seafront location overlooking the beach.
- Adjacent to Pendine Attractor Project
- Available immediately
- 5-year lease term

[sirgar.llyw.cymru](http://sirgar.llyw.cymru)  
[carmarthenshire.gov.wales](http://carmarthenshire.gov.wales)

## Description

A ground floor retail unit located in a purpose built development overlooking Pendine Sands, one of the UK's largest and most iconic beaches. Other businesses in the Parry Thomas Centre include Cambrian Ice Cream Parlour, Chad 'n' Olly's Beach Hut, Bistro on the Bay and the Lotus Chinese Restaurant.

Pendine Sands with its 7-mile sandy beach and famed for world land speed record attempts, is a popular destination for both holidaymakers and day-trippers alike. Located approximately 15 miles west of the county town of Carmarthen and 15 miles east of the popular resort of Tenby, it is on the All-Wales Coastal Path and hosts annual international events on its iconic beach.

In recent years, the resort has benefitted from a multi-million-pound regeneration including the "Caban" a new purpose-built holiday accommodation, a new Museum of Land Speed, outdoor events area, themed adventure playground and enhanced car parking, all located immediately adjacent to the Parry Thomas Centre.

## Services

The premises has its own electricity supply. The incoming tenant will be responsible for the transfer of the supply and the payment of the bills.

## Permitted Use

A change of use planning application has recently been submitted to convert the unit from its current use (Car Sales Showroom) to A1 (Retail use), which is the Council's preferred end use for the unit.

## Lease Information

- Available immediately
- Permitted Use- Retail
- 5 year lease (longer tenancies may be considered)
- Rent £5,000 pa exclusive.
- Minimum trading hours 10am to 4pm 6 days a week peak season (1st April to 30th September), 10am to 4pm weekends off peak season, except during periods of extremely inclement weather and for 10 weekends off peak season.
- Landlord Repairs: exterior and structure
- Tenant Repairs: interior and decoration
- Insurance: landlord – building (subject to tenant recharge), tenant – shop front
- Tenant to pay all outgoings.

## Rateable Value

Rateable value £3,800 from 1st April 2026.

Multiplier 0.568 for 2025/2026

Rates relief for small businesses in Wales currently applies. Further information can be obtained from [rates@cararthenshire.gov.uk](mailto:rates@cararthenshire.gov.uk) tel. 01554 742330

## EPC

Energy Performance Asset Rating: TBC

## Consideration of Offers

We encourage applications from a wide range of existing and yet to be established business. In the event of similar or competitive offers being received the Council will prioritise those that benefit Pendine in the wider strategic context, including tenant mix, proposed use, business sustainability, out of season trading proposals and opening times.

Trade and bank references will be required, and the Council may require a guarantor.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

## For Further Information Please Contact:

Chris Richards

Asset Management Surveyor

Carmarthenshire County Council

Tel 07976 855275

Email: [cirichards@cararthenshire.gov.uk](mailto:cirichards@cararthenshire.gov.uk)

You will need to operate bilingually according to the Council's policies including interior and exterior bilingual signs in the property. There is an advice and assistance service as well as free translation and proof-reading available. For information, go to [www.cararthenshire.gov.wales/home/business](http://www.cararthenshire.gov.wales/home/business) and click on 'Welsh Language in business'

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These particulars are intended to give a fair description of the property, but are set out for guidance only. Their accuracy cannot be guaranteed and you should satisfy yourself by inspection or otherwise as to their correctness. Carmarthenshire County Council is obliged to consider all offers received in respect of this property up until the exchange of contracts. It is not obliged to accept the highest or any offer

## BEACH



## PARRY THOMAS CENTRE



## UNIT 1 INTERNAL



## CABAN



## MUSEUM OF LAND SPEED

