



To Let – The Coach House

59-60 Wind Street, Swansea, SA1 1EG

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**AVISON
YOUNG**

Summary of the Property

An opportunity to sublet a prominent public house, located on Wind Street which is Swansea's Prime night life location.

- Rental offers in the region of £60,000 per annum
- Prime Wind Street location
- Fully fitted
- Open plan internal trade space
- External covered courtyard trade space
- High footfall area



Location

Swansea is the commercial, academic and cultural centre of West Wales. Swansea is a thriving urban hub with a regional population of 560,000 and is home to two universities; Swansea University and the University of Wales Trinity Saint David.

Located in the centre of Wind Street in Swansea which has recently been pedestrianised. Wind Street is Swansea's prime nightlife location. There are numerous national and local occupiers including Nando's, BrewDog, JD Wetherspoon, Peppermint and Premier Inn.

Description

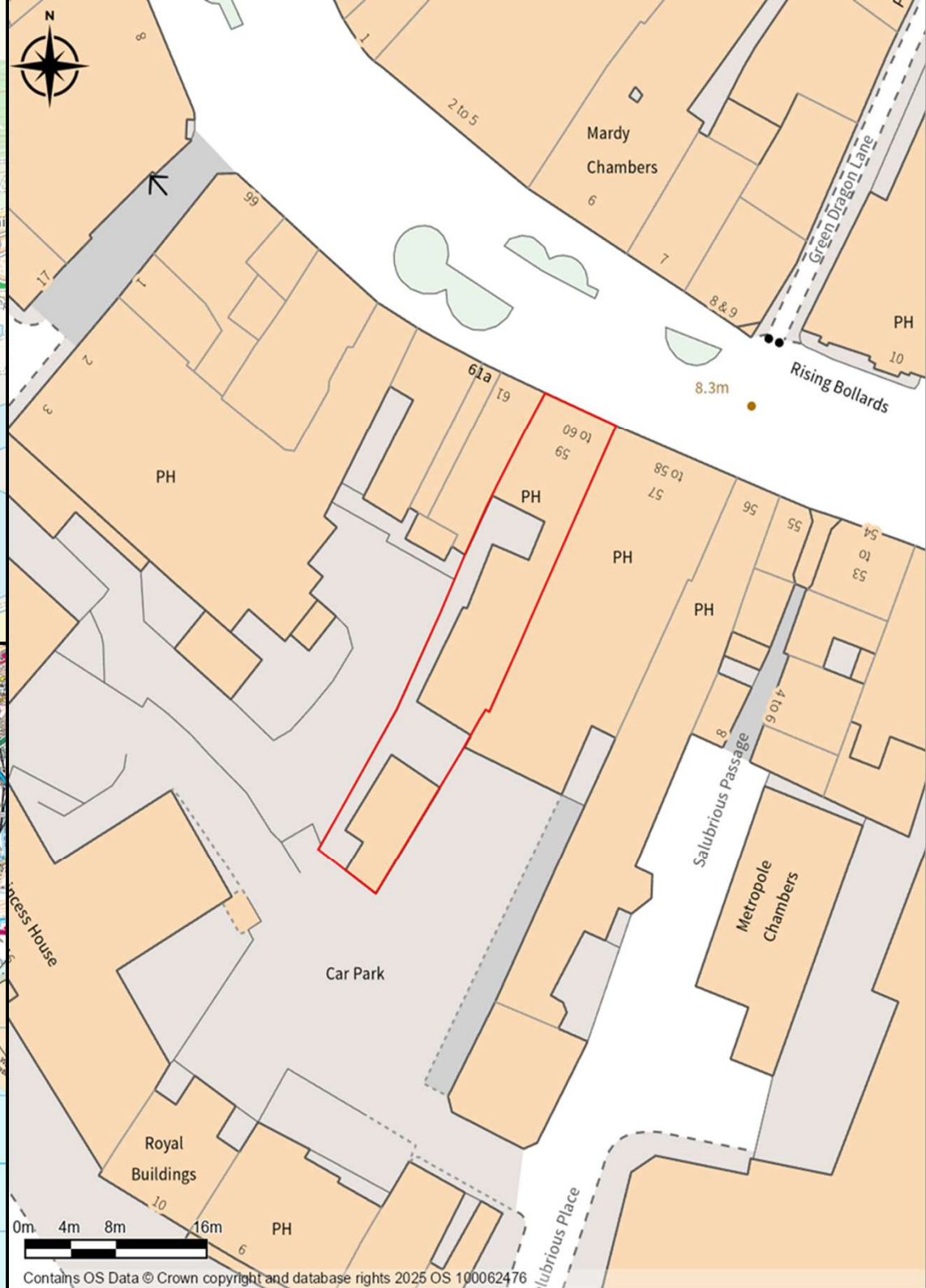
The Coach House is a fully fitted licensed premises located in Swansea's principal leisure and hospitality destination.

The property offers a ground floor trading area with bar and seating, a rear courtyard with covered space, and ancillary accommodation.

It is suitable for both daytime and evening trade, with strong footfall and proximity to Swansea Arena.

The premises are available by way of a new lease, with terms to be agreed.







Swansea Market Size

Radius	1KM	3KM	5KM	10KM	25KM
Population	13,500	66,300	118,000	264,600	555,750

Active Businesses	Business Births	Average Salary	Student population
7,290 (UK average – 5,673)	11.4% p . a (UK average – 10.4%)	£32,016 (2024)	C. 35,000



Other information

SERVICES

It is understood that the property is connected to all mains services including water, electricity, drainage and gas.

EPC

A copy of the Energy Performance Certificate can be provided on request.

PLANNING

The property is grade II listed.

BUSINESS RATES

We understand that the property is rated as follows:

Rateable value: £105,000

UBR (2024/2025): 54.6 pence

Rates Payable: £57,330

Interested parties should make their own enquiries with the Local Authority to verify this information.

Guide Rent

£60,000 per annum

Term

To be agreed

Repairing Liability

Full Repairing and Insuring

Fixtures and Fittings

To be agreed

LEGAL COSTS

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

SUBMISSION OF PROPOSALS

Proposals should be submitted by email to harry.hobbs@avisonyoung.com

FURTHER DETAILS & VIEWINGS

For further information or to arrange a viewing, please contact the letting agent Avison Young.

License

The premises license prevails, the main licensable activities being:-

Sale of Alcohol

Monday to Saturday 11:00 to 03:00

Sunday 12:00 to 00:00

Recorded Music

Indoors

Monday to Saturday 11:00 to 03:00

Sunday 12:00 to 02:00

Outdoors

Monday to Saturday 11:00hrs to 03:00

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3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

