

36 Castle Street

Swansea, SA1 1HZ

**Rees Richards
& Blyth**

commercial | residential | rural



TO LET

1,878 SQ FT
(174.47 SQ M)

£12,000 PER ANNUM

Prominent Ground & Lower
Ground Floor Commercial
Premises Available To Let in
Swansea City Centre

- Prominent, city centre location close to Wind Street and Swansea Market
- Ground floor and lower ground floor accommodation
- Existing A3 bar fit-out
- Open-plan trading space with ancillary accommodation
- Suitable for a range of leisure, hospitality and commercial uses (subject to consent)

reesrichardsblyth.co.uk

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Summary

Available Size	1,878 sq ft
Rent	£12,000 per annum
Rates Payable	£4,769 per annum Rates payable are £3,195 per annum once SBRR has been applied.
Rateable Value	£9,500
Service Charge	£4,837.10 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (120)

Description

An opportunity to Lease a prominent city centre leisure premises arranged over the ground and lower ground floors, situated on the established Castle Street leisure circuit in Swansea City Centre.

The property most recently traded as a cabaret club and benefits from an existing bar fit-out together with ancillary customer and staff facilities. The premises would be suitable for a variety of leisure, hospitality and licensed uses (subject to obtaining the necessary statutory consents).

Location

The property occupies a highly prominent position on Castle Street, one of Swansea City Centre's principal commercial and leisure thoroughfares. The location benefits from excellent pedestrian footfall and is within easy walking distance of Swansea Market, Wind Street, Oxford Street retail core and Swansea Bus Station.

Castle Street forms part of the city's established evening economy and is surrounded by a mix of bars, restaurants, retail occupiers and professional services, providing strong day and evening trade potential.

Accommodation

Name	sq ft	sq m	Availability
Basement - Basement	815	75.72	Available
Ground - Cellar	70	6.50	Available
Ground - Stores and W.Cs	165	15.33	Available
Ground - Bar Area	828	76.92	Available
Total	1,878	174.47	

Specification

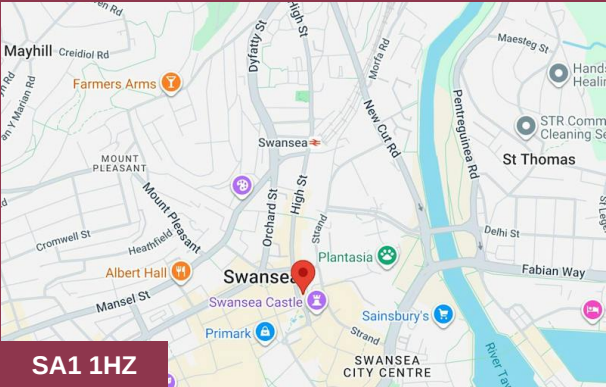
- Prominent glazed shop frontage with double entrance doors
- Open-plan ground floor trading area
- Existing bar infrastructure in situ
- Raised seating and performance areas
- Timber flooring throughout principal trading space
- Customer WC facilities
- Ancillary lower ground floor accommodation

Terms

Quoting Rent - £12,000 per annum.

The Landlord is responsible for insuring the property and the Tenant is re-charged, the current cost is £2,806.08 per annum.

An incentive package can be made available to interested parties upon application.



Viewing & Further Information



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