

Elwyns

604 Mumbles Road, Mumbles, SA3 4DL

Rees Richards & Blyth

commercial | residential | rural



690 SQ FT
(64.10 SQ M)

£10,000 PER ANNUM

Bar/Cafe/ Restaurant
premises with a prominent
seafront location

- Bar, cafe, restaurant premises (A3 Consent)
- Established and sought-after trading location
- Situated overlooking Mumbles seafront
- Available for immediate occupation
- Significant regeneration works to surrounding promenade

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Summary

Available Size	690 sq ft
Rent	£10,000 per annum
Rates Payable	£6,400.50 per annum
Rateable Value	£12,750
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (28)

Description

An opportunity to lease this A3 premises occupying a prominent ground floor position within the heart of Mumbles, one of South Wales' most established and sought-after coastal destinations.

The property occupies a highly visible position along Mumbles Road, benefiting from excellent levels of passing pedestrian and vehicular traffic. The surrounding area is characterised by a vibrant mix of independent retailers, cafés, restaurants, bars and leisure operators, creating a strong trading environment throughout the year.

Location

The property is situated on the Mumbles Road, in close proximity to The Promenade, Seafront and centre of Mumbles itself.

Mumbles is home to M&S Foodstore, as well as Oyster Wharf which houses a number of well-known restaurant occupiers including Bistrot Pierre, Prezzo and Croeso Lounge. A number of independent retailers, bars and restaurants are located towards the top of Newton Road and along the seafront to the landmark Mumbles Pier.

The village of Mumbles is known as the gateway to the Gower Peninsula, which is the UK's first Area of Outstanding Natural Beauty. The City of Swansea is situated c.5 miles to the North.

Accommodation

Name	sq ft	sq m
Ground - Ground Floor	690	64.10
Total	690	64.10

Viewings

Please contact us to arrange a viewing.

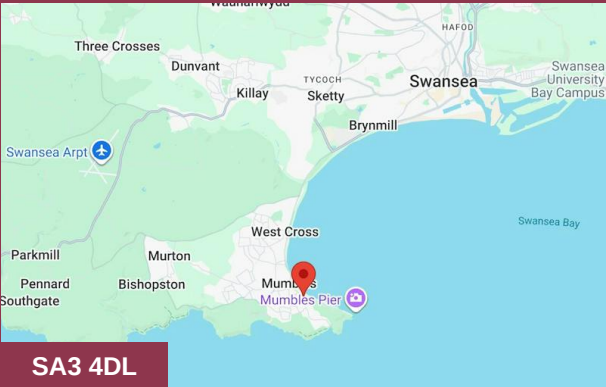
Terms

Asking rent - £10,000 per annum.

We are advised that VAT is applicable to this transaction.

Specification

The property has been stripped out to a shell condition with mains services and extraction ducting in-situ.



SA3 4DL

Viewing & Further Information



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