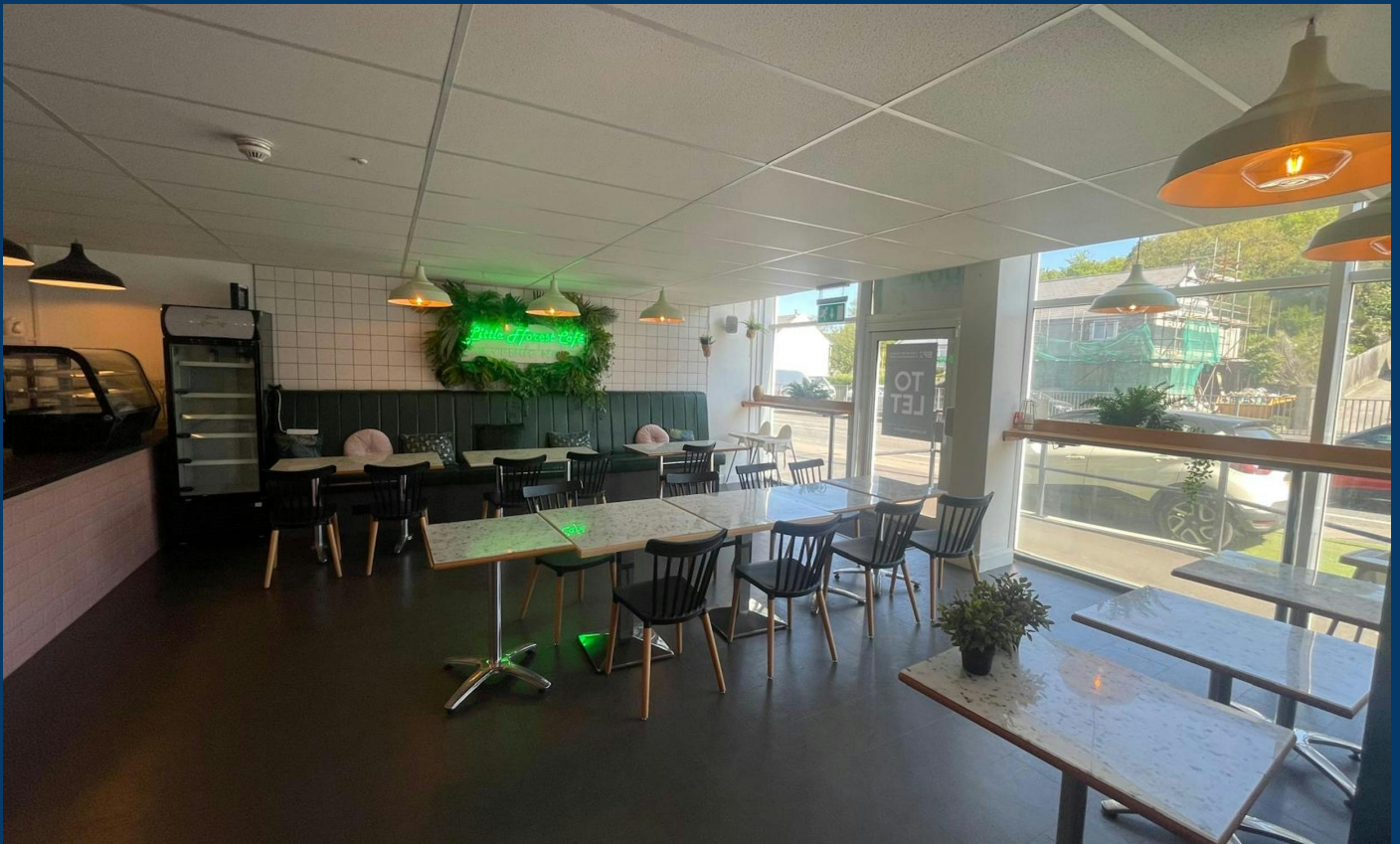


995A Carmarthen Road

Fforestfach Swansea, SA5 4AE

**BP2**

Commercial Property  
& Development Land



## TO LET

896 SQ FT  
(83.24 SQ M)

£15,000 PER ANNUM

Fully fitted Cafe with large car park and Prominent Frontage to Carmarthen Road.

- Ground Floor Cafe with Prominent Frontage to Carmarthen Road
- Large communal car park to the rear
- Fully Fitted Cafe ready for immediate occupation
- Self Contained with dedicated W.C Facilities
- The Cafe benefits from A3 Planning consent

## Summary

<b>Available Size</b>	896 sq ft
<b>Rent</b>	£15,000 per annum
<b>Rates Payable</b>	£6,400.50 per annum
<b>Rateable Value</b>	£12,750
<b>Service Charge</b>	A service charge for property and external maintenance and cleaning of communal areas is included in the rent.
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (45)

## Description

The property comprises a self-contained café unit arranged at ground floor level, providing a well-proportioned and predominantly open-plan customer area to the front, benefiting from a prominent glazed frontage and good natural light.

The accommodation includes kitchen and food preparation space, together with ancillary storage and self contained WCs. The layout is suitable for a variety of café or light catering uses, subject to the necessary consents.

The unit is situated within an established commercial environment, with surrounding occupiers generating regular footfall, thereby supporting sustained trading potential.

To the rear is a large 40 space car park.

## Location

The property is prominently located on Carmarthen Road which is the main arterial route in to Swansea City Centre with direct access to the M4 motorway.

Occupiers within the two large retail parks and include M&S, Tesco, Aldi, Caffè Nero, Costa, Home Bargains, Dunelm, B&M and Hobbycraft.

## Specification

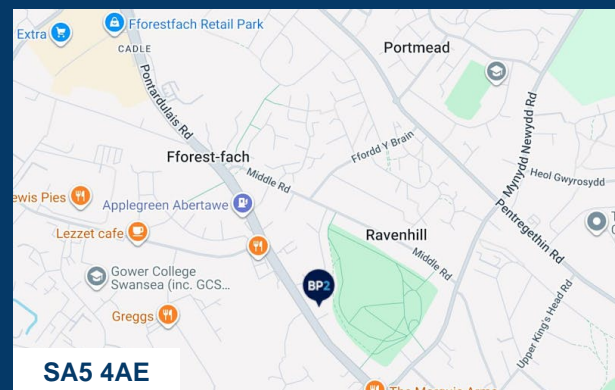
- Glazed Shopfront
- Fixed Bench Seating
- Service Counter
- Kitchen Prep Area
- Suspended Ceiling
- W.C Facilities
- Laminate Flooring

## Accommodation

Name	sq ft	sq m	Availability
Ground - Cafe	896	83.24	Available
<b>Total</b>	<b>896</b>	<b>83.24</b>	

## Terms

Leasehold quoting rent - £15,000 per annum on an Internal Repairing and Insuring basis.



## Viewing & Further Information



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