

Unit 1, Mackworth Court

32-36 High Street, Swansea, SA1 1NW

**Rees Richards
& Blyth**

commercial | residential | rural



934 SQ FT
(86.77 SQ M)

£10,000 PER ANNUM

Prominent, modern ground floor A3 commercial unit located on the increasingly vibrant Swansea High Street.

- Ground floor commercial unit
- A3 planning consent
- Existing Fit Out
- Open plan accommodation offering flexible layout
- Available for immediate occupation, subject to lease terms
- Main thoroughfare to Swansea Central Station

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Summary

Available Size	934 sq ft
Rent	£10,000 per annum
Rates Payable	£6,149.50 per annum
Rateable Value	£12,250
Service Charge	Upon Enquiry
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (36)

Description

The property provides an attractive ground floor commercial premises occupying a prominent position on Swansea's High Street. The accommodation offers predominantly open-plan space, providing an excellent opportunity for a variety of food and beverage operators seeking an affordable city centre location.

Benefitting from an A3 licence, the premises are suitable for the sale of light refreshments and café-style uses, whilst the open internal layout allows occupiers to create a bespoke customer environment. The property also benefits from level disabled access together with a compliant accessible W.C., ensuring the premises are suitable for a wide range of customers.

Location

Mackworth Court occupies a prominent position on High Street, one of Swansea City Centre's principal thoroughfares linking Swansea Railway Station with the retail core of the city.

The area has undergone significant transformation in recent years through continued public and private sector investment. High Street has become home to an expanding mix of independent cafés, restaurants, creative businesses, offices and residential developments, creating a vibrant destination throughout the day and evening.

Landmark regeneration projects, including the restoration of the historic Palace Theatre, investment in Urban Village, new student accommodation, and wider city centre improvements continue to strengthen the area's appeal for both businesses and visitors.

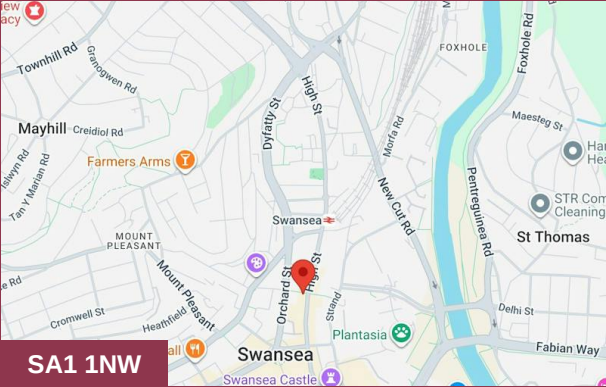
Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m	Availability
Ground Floor	934	86.77	Available
Total	934	86.77	

Specification

- Modern shopfront and fit out
- Open-plan ground floor accommodation
- Disabled access
- Accessible compliant W.C.
- 3 phase electric
- Electric panel heaters
- Bi-fold doors
- Fluorescent strip lighting
- Solid flooring throughout
- Kitchen/service preparation area
- Ready for occupier fit-out



SA1 1NW

Viewing & Further Information



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