

1153 Carmarthen Road

Fforestfach Swansea, SA5 4AN

BP2

Commercial Property
& Development Land



TO LET

2,519 SQ FT
(234.02 SQ M)

£25,000 PER ANNUM

Prominent two storey
roadside property with large
dedicated car park

- Prominent roadside position
- On-site car parking
- Flexible accommodation over two floors
- Basement storage
- Close to major road links into the City Centre and M4
- In close proximity to Parc Fforestfach Retail Parc

Summary

Available Size	2,519 sq ft
Rent	£25,000 per annum
Rates Payable	£4,832 per annum Assuming small business rates relief applied.
Rateable Value	£10,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

A two storey property offering a flexible layout with a range of well presented retail showrooms and offices.

The property is well-established and is situated on Carmarthen Road, one of Swansea's principal commercial thoroughfares, the prominent location has excellent visibility and accessibility. The property has a large on site car park making it suitable for a variety of occupiers including retail, professional services, medical/wellness, or showroom operators - subject to planning.

Location

The property is located along the A483 Pontardulais Road, approximately 4 miles northwest of Swansea City Centre.

Prominently positioned adjacent to Parc Fforestfach, with anchor tenants such as Tesco, Mcdonalds, Costa and opposite Pontardulais Retail Parc, with tenants including M&S Foodhall, Hobbycraft, and Pets at Home.

Accommodation

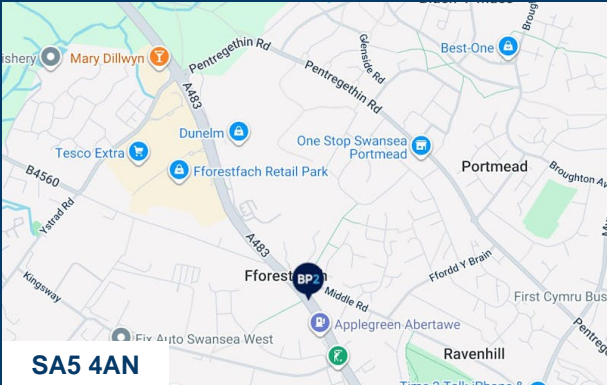
Name	sq ft	sq m	Availability
Ground - Retail/Office	490	45.52	Available
Ground - Retail/Office 2	319	29.64	Available
Ground - Dressing Area/Storage	27	2.51	Available
Ground - Rear Stores	146	13.56	Available
Ground - Kitchen	68	6.32	Available
Ground - Office	103	9.57	Available
1st - Fitting Room/Office	152	14.12	Available
1st - Office 1	553	51.38	Available
1st - Office 2	248	23.04	Available
1st - Store Room	131	12.17	Available
Basement - Basement	282	26.20	Available
Total	2,519	234.03	

Specification

- Range of showrooms and offices
- Mix of spotlights & LED lighting
- Staff kitchen & w.c facilities
- Rear access for deliveries or staff use
- Access to basement storage
- Large on site car park
- Gas central heating

Video

- Virtual Tour - <https://tour.giraffe360.com/a9ab1d805f524567986053c87e83648e>



Viewing & Further Information



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First Floor



Approximate total area⁽¹⁾
1408 ft²
130.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Approximate total area⁽¹⁾
1369 ft²
127.1 m²

(1) Excluding balconies and terraces

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