

16 Nelson Street

Swansea, SA1 3QE

BP2

Commercial Property
& Development Land



TO LET

981 SQ FT
(91.14 SQ M)

£12,000 PER ANNUM

Flexible City Centre
commercial premises
available for immediate
occupation

- Prominently located in Swansea City Centre.
- Open plan ground floor sales area plus upper ancillary/storage area
- Ready for immediate occupation

Summary

Available Size	981 sq ft
Rent	£12,000 per annum
Rates Payable	£8,804 per annum
Rateable Value	£15,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (73)

Description

A prominent retail unit located on Nelson Street, Swansea, offering excellent pedestrian visibility close to the Quadrant Shopping Centre and bus station. The unit features a glazed frontage, open-plan ground floor, and upper storage/ancillary space, suitable for a variety of commercial uses - subject to the necessary consents.

Available on a new full repairing & insuring lease at a competitive rent of £12,000 per annum. Ideal for retailers, cafés, restaurants, leisure operators, or D1 occupiers seeking a prime city centre location with strong footfall (subject to necessary consents).

Location

Nelson Street is a city centre location just steps from the Quadrant Shopping Centre, Oxford Street, and Union Street. The street benefits from strong footfall, historic character, and nearby cafés and independent shops, making it a vibrant retail and leisure destination.

Swansea city centre is undergoing a £1 billion+ regeneration programme, transforming the area into a vibrant mixed use destination. Key projects include the new 71/72 The Kingsway office development, Biome and the redevelopment of Castle Gardens.

These initiatives are designed to increase footfall, attract residents and workers, and enhance retail and leisure opportunities, while public realm improvements and riverfront enhancements create a more accessible and attractive city centre environment.

Accommodation

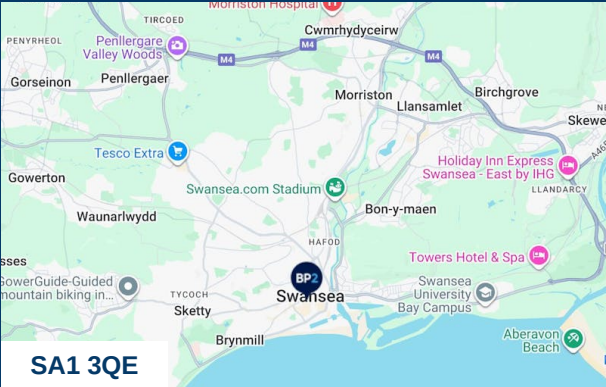
Name	sq ft	sq m	Availability
Ground - Ground Floor	580	53.88	Available
1st - First Floor Storage	401	37.25	Available
Total	981	91.13	

Specification

- 981 sq ft
- Glazed Shop Front with Sliding Doors
- Staff Kitchen & W.C Facilities
- Electric Heating
- Spotlights
- Florescent Strip Lighting
- First Floor Storage

Terms

Quoting Rent - £12,000 per annum



Viewing & Further Information



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