

**LONG LEASEHOLD RETAIL
TO LET / FOR SALE**

Unit A and B
Aurora, Swansea,
SA1 1FY

1,432.25 sq ft
(133.06 sq m)

 [View online](#)

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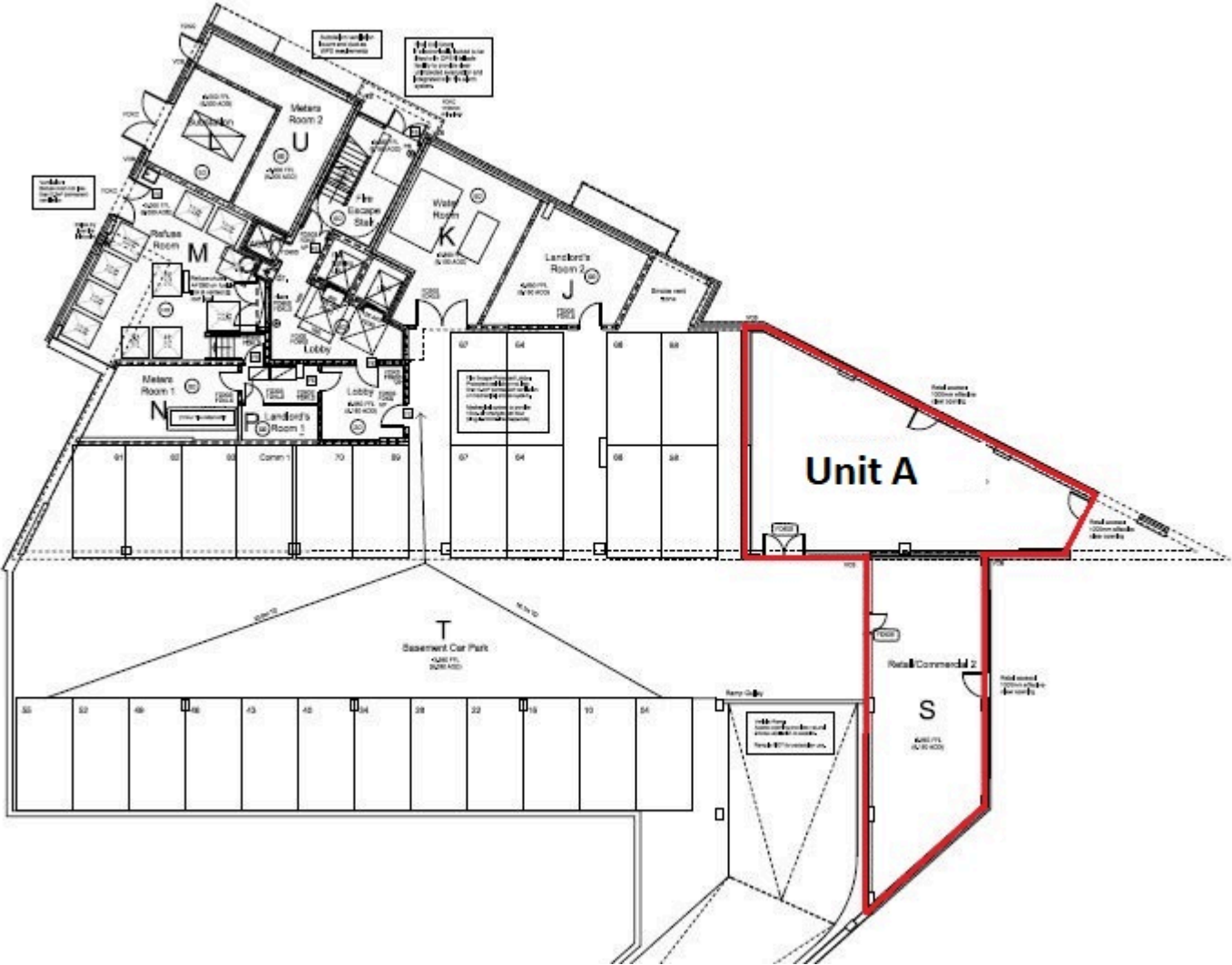


Unit A and B, Aurora, Swansea, SAI 1FY



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Availability

Name	Sq ft	Sq m
Unit - A	897.28	83.36
Unit - B	534.97	49.70
Total	1,432.25	133.06

Specifications & Features

- Ground floor retail units located within the high-quality Aurora residential tower
- Prominent and accessible waterfront location
- Four allocated parking spaces
- Long leasehold interest of 125 years from 1st August 2008. 107 years remaining.

Further Information

- [View On Website](#)



Location

The premises are conveniently located within the Maritime Quarter and offer good frontage onto the promenade/walkway.

The extensive frontage overlooks the River Tawe and is near the Tawe lock gates and the footbridge to the SA1 Waterfront Development. This position also benefits from being a short walk away from the new University of Wales Trinity Saint David Waterfront Campus.

DESCRIPTION

The unit occupies a ground floor position in the luxury Aurora residential tower. The unit has fantastic waterside views and has the potential for outdoor seating. The accommodations configuration comprises of two separate units with two surface level spaces and two secure basement spaces adjacent to the unit. Visitor parking available and there is a nearby council car park.

BUSINESS RATES

Current rateable values (1 April 2026 to present) Unit A: £12,750 Unit B: £7,700

TERMS

The unit is available on a new lease on terms to be negotiated. Our clients long leasehold interest is also available at £250,000.



EXTERNAL REMEDIAL WORKS

We are informed that the ongoing external remedial works will complete by Q4 2026.

MARKETING

The images used in this listing are historic and may not reflect the property's current condition. Prospective purchasers are advised to rely on their own inspection and any information provided during the sales process.

RENT

£25,000 per annum

PRICE

Offers in the region of £250,000

LEGAL COSTS

Each party to bear their own costs

EPC

D (82)

VAT

To be confirmed

Contact Us



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