



38 Singleton Street, Swansea, SA1 3QN

Prime City Centre Retail Unit with A1/A3 Planning consent.

Summary

Tenure	To Let
Available Size	1,754.53 sq ft / 163 sq m
Rent	£15,000 per annum
Rates Payable	£6,532 per annum
Rateable Value	£11,500
EPC Rating	Upon enquiry

Key Points

- A1/A3 Planning consent suitable for Restaurant or Coffee Shop
- Industrial style interior
- Off-road parking
- Ground floor retail area with large mezzanine
- Within walking distance of Swansea bus station

Summary

Available Size	1,754.53 sq ft
Rent	£15,000 per annum
Rates Payable	£6,532 per annum
Rateable Value	£11,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The accommodation is situated over the ground and first floors of the property, there is also a mezzanine within the building which is unique to the city centre location. The property also benefits from w.c facilities, kitchen and internal storage on both levels.

Externally the property benefits from one parking space, but can be utilised as a seating area.

Location

The subject property occupies a prominent position, situated within the retail area of Swansea city centre and within close proximity to Swansea's main bus station. The property is also located immediately opposite Swansea's Grand Theatre and within 100 yards of the busy Quadrant Shopping Centre.

Surrounding occupiers include Panshee, Boyes, Bouchon de Rossi, Greggs, Co-Op and a variety of other retailers and cafes.

Several hard surface car parks are located in close proximity to the property. Limited on street parking is also available.

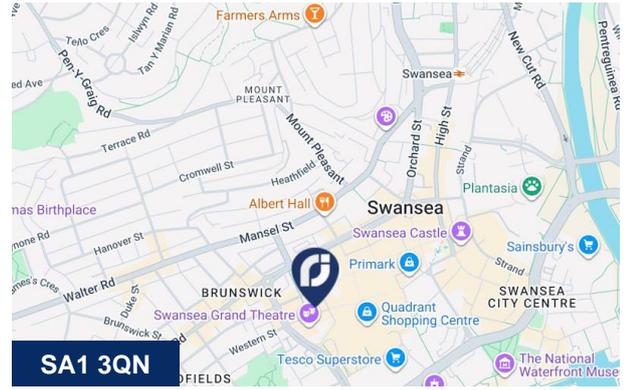
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Sales Area	809.66	75.22
Ground - Toilets	48.44	4.50
Ground - Internal Storage	69.97	6.50
1st - Mezzanine	620	57.60
1st - Internal Storage	206.45	19.18
Total	1,754.52	163

Terms

Available by way of a new lease for a term of years to be agreed.



Viewing & Further Information



James Smale-Davies

07792504174

james@rj-cs.co.uk



Liam Slater

07707855407 | 07707855407

liam@rj-cs.co.uk