

26 Park Street

, Swansea, SA1 3DJ

BP2

Commercial Property
& Development Land



TO LET

554 SQ FT
(51.47 SQ M)

£6,000 PER ANNUM

Fully Re-Furbished
Commercial Premises,
Positioned in a Prime City
Centre Retail/Business
Location.

- Ground Floor Commercial Accommodation
- Prominent City Centre Location
- Part of a Mixed Use Development
- Potential for a Variety of Commercial Uses (STP)
- Suitable for Retail, Office, Leisure or Service-Based Occupiers

Summary

Available Size	554 sq ft
Rent	£6,000 per annum
Business Rates	Awaiting re-assessment.
Service Charge	£39.12 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (71)

Description

We are pleased to bring to the market this ground floor retail/office space to let. The property forms part of a mixed-use scheme developed by Beacon Cymru Group. The commercial accommodation is positioned at ground floor level and is expected to suit a range of occupiers, subject to planning.

Park Street lies within the core city centre pitch, adjacent to a mix of national and independent occupiers, professional services, and food & beverage operators. The area benefits from excellent accessibility, with nearby public transport links and city centre car parking.

Location

The property is situated on Park Street in Swansea City Centre, conveniently positioned just off the Kingsway and Oxford Street. A well-established commercial location benefitting from strong pedestrian footfall and close proximity to the city's principal retail, leisure, and transport amenities.

Park Street lies within the core city centre pitch, adjacent to a mix of national and independent occupiers, professional services, and food & beverage operators. The area benefits from excellent accessibility, with nearby public transport links and city centre car parking.

Accommodation

Name	sq ft	sq m	Availability
Ground	554	51.47	Available
Total	554	51.47	

Terms

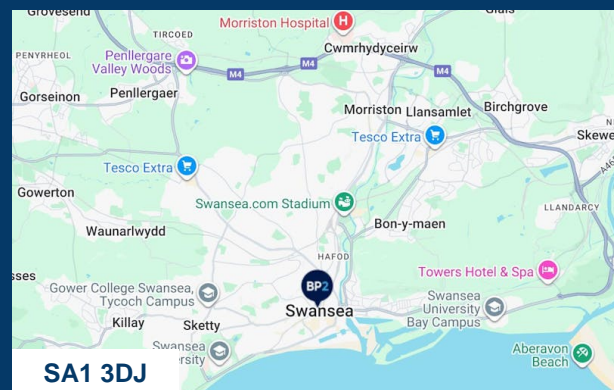
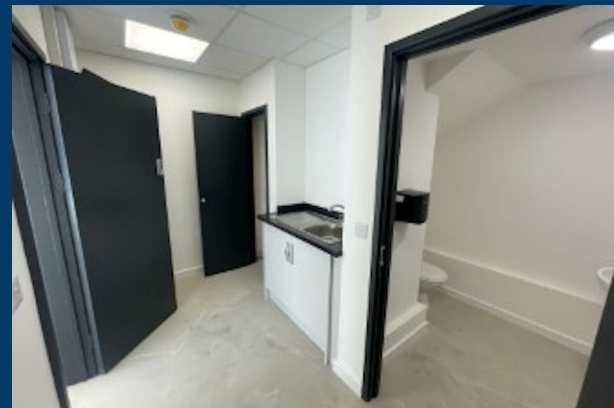
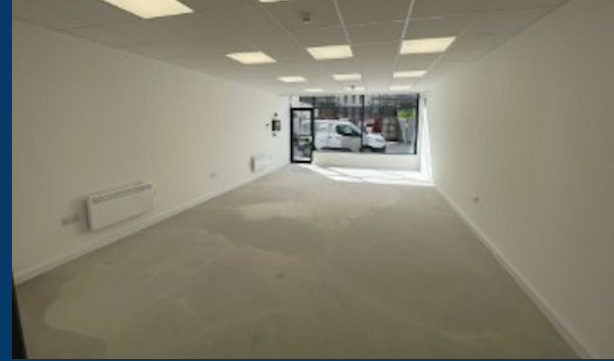
Asking Rent £6,000 per annum

Terms to be agreed.

Insurance

The Landlord is responsible for the properties building insurance, this is re-charged to the Tenant and the current payment is £112.57 per annum.

The Tenant is responsible for all other insurances relating to their business.



Viewing & Further Information



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