

10 Orchard Street

Swansea, City Centre, SA1 5AG

**Rees Richards
& Blyth**

commercial | residential | rural



848 SQ FT
(78.78 SQ M)

£7,500 PER ANNUM

Prominent Three Storey
Retail Premises occupying a
Highly visible Corner
Position on Orchard
Street - Available
Immediately.

- Business Rates Exempt once SBRR is applied
- 848 sq ft of accommodation over three floors
- Large glazed shopfront
- Open plan ground floor retail/sales area, ideal for a number of uses

reesrichardsblyth.co.uk

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Summary

Available Size	848 sq ft
Rent	£7,500 per annum
Rates Payable	£2,610.40 per annum The property is exempt from business rates once SBRR is applied.
Rateable Value	£5,200
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (58)

Description

10 Orchard Street is an end-terrace three-storey commercial property and presents a wide, glazed façade to Orchard Street with large display windows at ground floor level, providing excellent street-level visibility for retail or customer-facing occupiers.

A prominent three-storey retail and commercial building occupying a highly visible corner position on Orchard Street, in the heart of Swansea city centre, this is an excellent opportunity for occupiers seeking a city centre presence.

The property also benefits from 100% business rates relief once SBRR have been applied.

Location

The property is prominently situated on Orchard Street in Swansea city centre, one of the principal arterial routes running through the commercial heart of the city. The location benefits from high levels of passing vehicular and pedestrian traffic and sits within close proximity to Swansea's primary retail core.

Neighbouring occupiers include a mix of professional services, retail and leisure businesses, with established operators active on the immediate street. The Quadrant Shopping Centre, St David's retail area and Swansea Market are all within comfortable walking distance, as are the city's main bus services and rail transport links.

Swansea is the second largest city in Wales and serves as the principal commercial centre for South West Wales. The city benefits from a catchment population of over 300,000, a thriving student population from Swansea University and the University of Wales Trinity Saint David, and ongoing city centre regeneration investment.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	429	39.86	Available
1st - First Floor	260	24.15	Available
2nd - Second Floor	159	14.77	Available
Total	848	78.78	

Specification

- Ground floor retail/sales area with prominent shopfront and large display windows
- Open-plan ground floor trading space with carpeted flooring throughout
- Rear ancillary room with fitted hand wash basin and slatwall display panelling
- Strip fluorescent lighting to ground floor
- Internal staircase with timber and painted metal balustrade connecting all three floors



SA1 5AG

Viewing & Further Information



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