

Unit 3, 32-36 Mackworth Court

High Street, Swansea, SA1 1NW

**Rees Richards
& Blyth**

commercial | residential | rural



549 SQ FT
(51 SQ M)

£6,500 PER ANNUM

**Ground floor A1 retail unit,
a prominent High Street
location in Swansea City
Centre**

- Ground floor retail unit providing 549 sq ft of accommodation
- Benefits from A1 planning consent
- Full-height glazed shopfront providing strong frontage and display opportunities
- Prominent position on High Street, close to Swansea railway station

reesrichardsblyth.co.uk

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Summary

Available Size	549 sq ft
Rent	£6,500 per annum
Rates Payable	£3,413.60 per annum Rates payable become £580.31 per annum once SBRRR is applied.
Rateable Value	£6,800
VAT	Applicable
EPC Rating	Upon enquiry

Description

The property forms part of the ground floor of Mackworth Court, a mixed-use building fronting High Street, Swansea. The unit provides a self-contained, open-plan retail unit extending to approximately 549 sq ft. The unit is accessed via an aluminium-framed glazed double-door entrance and benefits from extensive full-height glazing, affording excellent visibility to passing pedestrian and vehicular traffic.

The accommodation is presented in a ready-to-trade condition and benefits from planning consent for A1 use, making it suitable for a range of retail occupiers, subject to the landlord's approval and any necessary consents. The unit is available to let by way of a new lease at a quoting rent of £6,500 per annum.

Location

The property is situated on High Street, within Swansea city centre, in a well-established commercial and mixed-use area. High Street benefits from steady footfall generated by its proximity to Swansea railway station and the neighbouring occupiers.

Swansea's principal retail and leisure destinations, including Wind Street, Castle Square, the Quadrant Shopping Centre and Oxford Street, are all within comfortable walking distance. The city centre benefits from good road links via the A4067 and the M4 (Junction 42, approximately 5 miles to the north-east), together with regular bus and rail services.

Accommodation

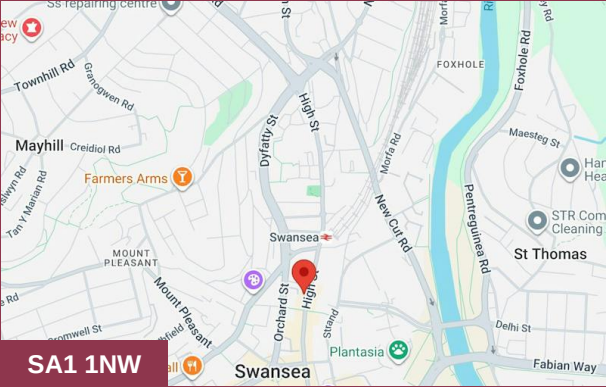
Name	sq ft	sq m	Availability
Ground - Retail Unit	549	51	Available
Total	549	51	

Specification

- Open-plan sales area
- Aluminium-framed glazed shopfront with double-door entrance
- DDA compliant W.C
- Kitchen facilities
- Herringbone-effect vinyl flooring
- Painted plastered walls
- Suspended strip lighting
- Power sockets installed throughout
- Fire detection and intruder alarm systems

Insurance

The Landlord is responsible for insuring the property, this is re-charged to the tenant, the current payment is £56.47 per annum.



Viewing & Further Information



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