

610 Mumbles Road

Mumbles Swansea, SA3 4DL

**Rees Richards
& Blyth**

commercial | residential | rural



TO LET

1,097 SQ FT
(101.91 SQ M)

£25,000 PER ANNUM

Established A3 premises
occupying a highly
prominent seafront position
in Mumbles, Swansea.

- Prominent double fronted commercial premises
- Prime seafront trading position opposite Mumbles Promenade
- Existing hot food takeaway/restaurant planning use
- Established location with strong local recognition
- Suitable for a range of food and beverage operators, subject to consen

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Summary

Available Size	1,097 sq ft
Rent	£25,000 per annum
Rates Payable	£7,530 per annum
Rateable Value	£15,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

Description

The property comprises the ground floor element of a substantial double fronted end of terrace building currently configured as a fish and chip shop trading as “Yallops”. The accommodation provides a main customer serving area to the front together with ancillary kitchen, preparation, storage and staff facilities to the rear.

The premises extend to approximately 1,097 sq ft Gross Internal Area, comprising a front sales area of 575 sq ft together with rear stores and preparation areas extending to approximately 522 sq ft.

The property benefits from an established commercial use and occupies a strong trading location suitable for continued food and beverage use, subject to the necessary statutory consents.

The equipment in situ is available by separate negotiations.

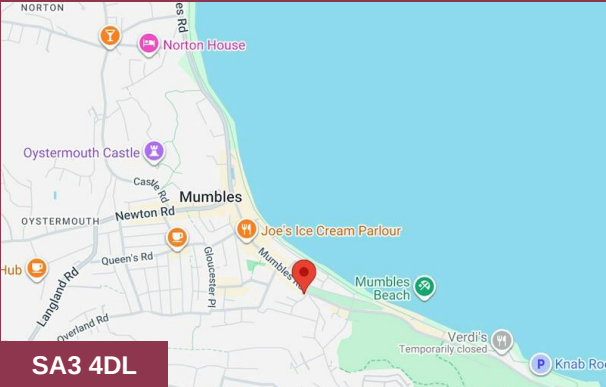
Location

The property occupies a highly prominent seafront position along Mumbles Road within the popular coastal village of Mumbles, Swansea. The premises benefit from frontage onto the main thoroughfare through Mumbles and are located directly opposite Mumbles Promenade and Swansea Bay.

Mumbles is widely regarded as one of South Wales’ premier coastal destinations, attracting substantial visitor numbers throughout the year whilst also serving a strong and affluent local residential catchment. The surrounding area comprises a vibrant mix of retail, leisure, café, restaurant and residential occupiers, creating a well-established trading environment.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,097	101.91	Available
Total	1,097	101.91	



Viewing & Further Information



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