

RETAIL TO LET

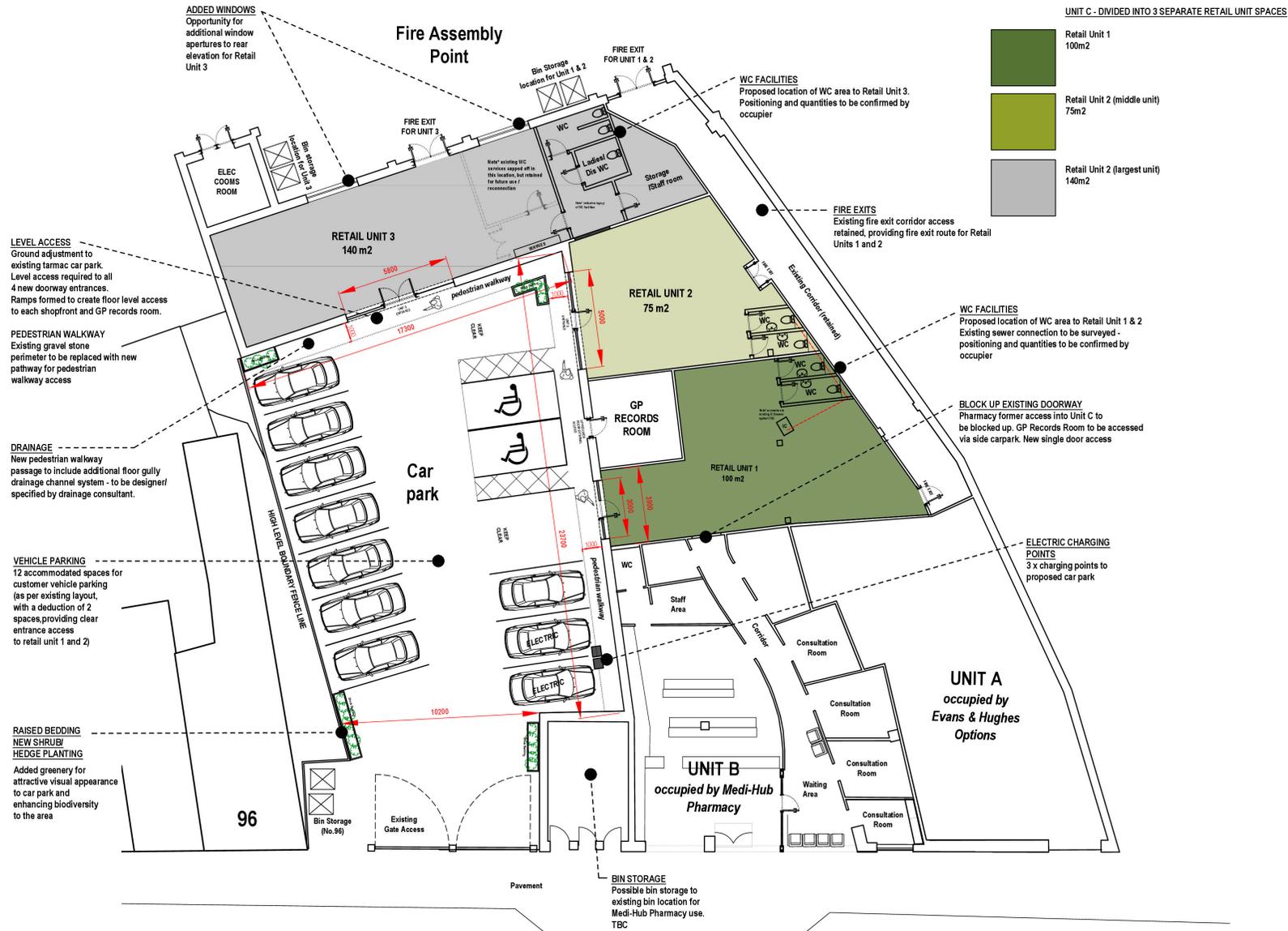
Units 1, 2 and 3 at Hyb SA4, St Teilo
Street
Pontarddulais, Swansea,
SA4 8ST

3,390.63 sq ft
(315 sq m)

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PROPOSED GENERAL LAYOUT PLAN Scale 1:100 @ A1

St Teilo Street

Rev		By		Date		
Contact: Angharad Randall Email: Design_Vision_5@hotmail.com Tel No: 07853 169 142						
SITE ADDRESS: 84 St Teilo Street Pontarddulais Swansea SA4 8ST						
DRAWING TITLE: PROPOSED LAYOUT PLAN						
Drawn By:	AR	Scale:	A1 @ 1:50 A3 @ 1:100	Date:	02/2026	
Rev/Drawn By:	AR	System/Project Number:	157 - 2026	Drawn No:	03	
					Rev/Check:	C

Availability

Name	Sq ft	Sq m	Rent	Availability
Unit - 1	1,076.39	100	£15,500 /annum	Available
Unit - 2	807.29	75	£11,500 /annum	Available
Unit - 3	1,506.95	140	£21,500 /annum	Available
Total	3,390.63	315		

Specifications & Features

- Newly developed retail units with shell specification
- A1/A2/A3 and D1 planning use subject to approval
- Prominent high street location
- Shared car parking facilities

Further Information

- [View On Website](#)



Location

Pontarddulais is predominantly a residential suburb situated approximately 9 miles northwest of Swansea City Centre and within close proximity of Junction 48 of the M4 Motorway, approximately 1 mile away in a westerly direction.

The subject development can be accessed via St Teilo Street, which is an established high street location. Shared car parking facilities provide direct access into the retail units.

Existing occupiers at Hyb SA4 include Medihub, and Evans & Hughes Opticians.

DESCRIPTION

The property forms part of a new retail development extending to approximately 3,390 sq ft, with practical completion expected in Summer 2026. The scheme will include the installation of new glazed shopfronts to each retail unit. Internally, the units will be provided in shell condition, ready for tenant fit-out. Each unit will comprise an open-plan ground floor sales area, with a prominent frontage offering direct access to shared on-site car parking. We understand the units will benefit from Class A1, A2, A3, and D1 uses, subject to any relevant planning restrictions.

TERMS

The units are available on new full repairing and insuring leases, subject to a service charge, with terms to be agreed.



BUSINESS RATES

Following the completion of the Landlords works, the units will be subject to reassessed via the Valuation Office. Interested parties are asked to verify rates payable by contacting the local authority

UNIT SPECIFICATION & FLOOR AREAS

Exact floor areas are yet to be confirmed and subject to change.

AVAILABILITY

Available Immediately

LEGAL COSTS

Each party to bear their own costs

EPC

A (23)

VAT

Applicable

LEASE TERMS

New Leases

Contact Us



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