



413 SQ FT
(38.37 SQ M)

£850 PER MONTH

Self contained studio/salon,
with large car park to rear

- Prominent position on a busy main road with excellent passing trade and visibility
- Self contained entrance with roller shutter
- Glazed shop front
- Established building
- Generous communal car parking to the front and rear
- Business Rates Exempt

Summary

Available Size	413 sq ft
Rent	£850 per month
Business Rates	Currently exempt
Service Charge	Included in the rent
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Description

The available space is situated on the ground floor within Concept House, fronting a prominent arterial route providing direct access into Swansea City Centre, the immediate locality benefits from a strong mix of established commercial occupiers, contributing to consistent footfall and passing trade.

On offer is a self-contained studio/salon unit arranged over ground floor level. The unit is presented in a ready-to-occupy condition and, subject to the necessary planning consents, would suit a range of uses including, but not limited to, beauty and aesthetics, medical or clinical consultation, small creative workshop, or general office accommodation.

The unit forms part of a wider multi-let building currently occupied by a number of established trading businesses, including Sign Bros, Lemon Grass, Devois Aesthetics, Tyrell PT, and Ymarfer Music.

Location

Ideally positioned on a prominent arterial route on the edge of Swansea City Centre, offering strong connectivity and constant passing traffic

Specification

- Self-contained ground floor unit
- Ready for occupation
- Vinyl floor coverings
- Shared W.C. facilities
- Mix of open plan and treatment/consultation rooms
- Communal car parking to the front and rear of the building

Viewings

For further information, or if you would like to arrange a viewing, please contact us.

Terms

Quoting rent - £850 pcm

Rent is inclusive of business rates and buildings insurance .



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Viewing & Further Information



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