



TO LET

2,400 SQ FT
(222.97 SQ M)

The property provides 2,400sq ft/223 m2 of accommodation on the ground floor, with a dual frontage to Union Street and Park Street.

- Prominent City Centre Location
- Landmark Building
- Suitable for a number of uses - STP
- Dual Frontage

Summary

Available Size	2,400 sq ft
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Expressions of interest are invited on this prominent city centre ground floor unit, offering dual frontage to Union Street and Park Street.

The Grade II listed building is undergoing a substantial refurbishment throughout, with the ground floor being potentially suitable for a number of uses such as retail, leisure, office, medical or educational - subject to the necessary planning consent.

Location

The property occupies a prominent corner location on Union Street in the Centre of Swansea.

The property is situated in close proximity to Kingsway, Oxford Street, Swansea Market and The Quadrant Shopping Centre.

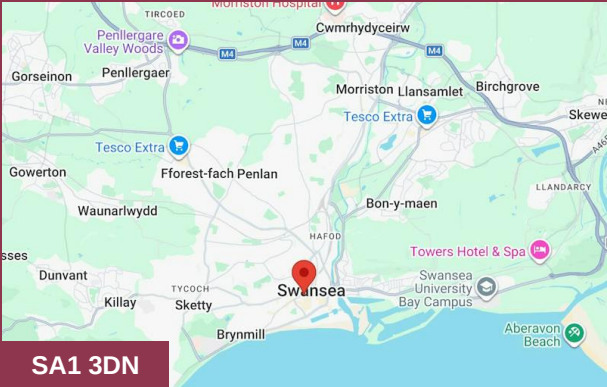
Nearby retailers include, Natwest, Lush, Holland & Barratt, Halifax Bank, Shoe Zone, Costa Coffee and Subway.

Specification

The property specification can be agreed depending on proposed use, occupier and lease commitment

Terms

Upon application.



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Viewing & Further Information



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