

# TO LET

LARGE RETAIL UNIT

82-84 St. Teilo Street, Pontarddulais,  
Swansea, SA4 8SS



- MAIN SALES AREA OF 657.91 SQ.M (7,081.17 SQ. FT.)
- ESTABLISHED HIGH STREET LOCATION
- NET FRONTAGE - 16.99M (55'9")
- PARKING/ LOADING AREA TO REAR

OFFERS IN THE REGION OF  
**£30,000 PA**

# 82-84 St. Teilo Street, Pontarddulais, Swansea, SA4 8SS

## 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 premises is situated along prominent position within the established high street location of St Teilo Street. The subject premises is also positioned adjacent to the ancillary customer car parking entrance to Tesco Superstore, which appears to be the town's main supermarket.

A number of established local retailers are also located within close proximity to the subject premises.

## DESCRIPTION

The subject premises comprises a large ground floor retail unit situated within an established high street location, providing a shop depth of approximately 34.34m and a net frontage of 16.99m.

The sales area can be accessed over a set of automated customer entrance doors over the main pedestrian walkway to the front. Ancillary storage, office, staff kitchen and w.c facilities are also located to the rear.

The retail unit is also supported by additional designated parking facilities and a loading area for deliveries to the rear, which can be accessed off Cambrian Place and provides immediate access into the service corridor situated to the side of the main sales area.

## ACCOMMODATION

The property provides the following approximate dimensions and areas:

### GROUND FLOOR

**Net Internal Area:** 776.67 sq.m (8,360.07 sq. ft.)

Sales Area: 657.91 sq.m (7,081.17 sq. ft.)

Shop Depth: 34.34m (112'7")

Internal Width (max): 23.86m (78'3")

Ancillary: 118.76 sq.m (1,278.33 sq. ft.)

*Comprising small office room, staff kitchen, w.c. facilities, store room and service corridor with access to external loading area.*

## RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

**Rateable Value (2017): £33,750**

From April 2018 the Welsh Government will set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2020-21 the multiplier will be 0.535.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit [www.voa.gov.uk](http://www.voa.gov.uk)

## VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (where applicable).

## Terms & Tenure

Our client's interest is available by the way of a new effective Full Repairing and Insuring Lease (under terms to be negotiated).

## Viewings

By appointment with Sole Agents:

**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**



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