

# TO LET

RETAIL/ OFFICES

102 Mansel Street, Swansea,  
SA1 5UE



- SELF-CONTAINED GROUND FLOOR RETAIL/ OFFICE UNIT
- PROMINENT MAIN ROAD LOCATION
- CENTRALLY LOCATED
- W.C. FACILITIES OFF COMMUNAL CORRIDOR TO REAR

OFFERS IN THE REGION OF  
**£6,000 PA**

# 102 Mansel Street, Swansea, SA1 5UE

## LOCATION

The subject premises is situated along Mansel Street, which is situated along the fringe of Swansea City Centre and within a short walking distance to the primary retail area of Oxford Street. The immediate area provides for a mixture of secondary retail and office accommodation.

## DESCRIPTION

Ground floor office/ retail unit situated directly off the main high street along a prominent main road location along the edge of the prime retail area of Swansea City Centre.

The unit can be accessed directly off the main pedestrian walkway to the front with additional fire escape and shared w.c facilities to the rear.

The unit offers an area of approximately 28.00 sq m (301 sq. ft.).

## ACCOMMODATION

The property has been measured on a Net Internal Area (NIA) basis and provides the following approximate dimensions and areas:

**Sales Area:** 28.00 sq m (301 sq. ft.)

Shop Depth: 6.80m (22'2")

Internal Width: 4.19m (13'9")

## RATES

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

**Rateable Value (2017): £4,200**

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

Rates relief for small businesses in Wales will apply up to 31st March 2019. Rates relief for small business with a rateable value up to £6000 will receive 100% relief and those with a rateable value between £6,001 and 12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

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)**

