

FOR SALE

RETAIL

14 Walter Road,
Swansea, SA1 5NG



- FORMER BANKING PREMISES
- ESTABLISHED CITY CENTRE LOCATION
- SALES - 50.77 SQ.M (546.48 SQ. FT.)
- POTENTIAL FOR ADDITIONAL ACCOMMODATION TO REAR

PER ANNUM

£9,750 Per Annum

14 Walter Road, Swansea, SA1 5NG

Description

The subject property comprises a ground floor retail premises, previously forming part of the Royal Bank of Scotland, which has since been subdivided to accommodate its existing layout.

We advise that the premises is in the process of being converted to accommodate a self-contained unit, comprising an independent sales display entrance situated directly off the main pedestrian walkway to the front, with additional w.c. facilities located to the rear of main sales area.

We also advise that additional accommodation may also be available to the rear, subject to negotiation.

Location

The property is situated along Walter Road within Swansea City Centre, which is a popular established commercial area, with the majority of neighbouring properties utilised as office accommodation for professionals such as Chartered Surveyors, Estate Agents, Accountants, Financial Advisers and Solicitors.

The subject premises is also within close proximity to the recently developed Cooperative convenience store.

Accommodation

The property provides the following approximate dimensions and areas:

GROUND FLOOR

Sales: 50.77 sq.m. (546.48 sq. ft.)

Shop Depth: 10.66m (34'11")
Internal Width: 5.67m (18'10")

Ancillary/ W.C: 8.39 sq.m. (90.36 sq. ft.)

Rates

We advise that the subject premises has yet to be rated.

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.

VAT

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

Viewing

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

Raglan House, Charter Court
Phoenix Way, Enterprise Park
Swansea SA7 9DD

