

TO LET
A3 COFFEE SHOP

**Ground Floor, 448 Gower Road, Killay,
Swansea, SA2 7AL**



- GROUND FLOOR RETAIL UNIT
- PLANNING PERMISSION FOR USE AS A COFFEE SHOP
- WITHIN ESTABLISHED SUBURBAN AREA OF KILLAY
- PROMINENT MAIN ROAD LOCATION

OFFERS IN THE REGION OF
£12,000 PA

Ground Floor, 448 Gower Road, Killay, Swansea, SA2 7AL

LOCATION

The subject premises is located along Gower Road within Killay, which is a popular urban district to the west of Swansea City Centre (approximately 3.5 miles).

The premises is situated along a busy main road location within an established parade of commercial units and ideally located for its intended use.

The subject premises can be accessed from the city centre by taking the main A4118 towards Sketty and eventually Killay. As you approach the main Precinct continue straight whereby the property will be situated on your right hand side directly after the Black Boy.

DESCRIPTION

The premises comprises a ground floor retail unit situated within a busy parade of commercial units within the urban district of Killay.

The subject premises has been granted planning permission for a change of use to a coffee shop (Planning Reference No. 2021/0448/FUL). The proposed accommodation will comprise a coffee shop and servery over the main sales area with a catering kitchen and w.c. facilities to the rear.

We further advise that the permitted opening hours will be 8.00am to 7.30pm Mondays to Fridays, 8.00am to 7.00pm on Saturdays and 9.30am to 5.00pm on Sundays and Bank Holidays.

Designated parking for one vehicle will also be available to the rear yard/compound.

ACCOMMODATION

This property offers the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 73.46 sq.m (790.72 sq. ft.)

Sales Area: 57.20 sq.m (615.70 sq. ft.)

Shop Depth: 9.43m (30.93 ft.)

Internal Width: 5.87m (19.25 ft.)

Staff Kitchen: 16.26 sq.m (175.02 sq. ft.)

Staff W.C. Facilities

RATES

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

Rateable Value (2017): £11,050

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2021-22 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.

VAT

VAT is applicable to this transaction. All figures quoted are exclusive of VAT.

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

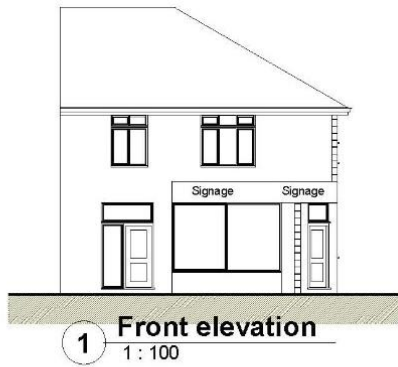
By appointment with Sole Agents:

Astleys Chartered Surveyors

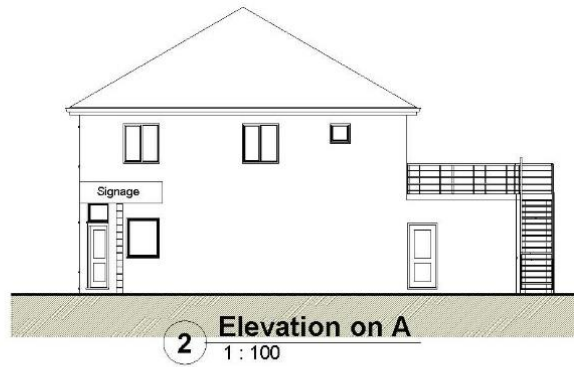
Tel: 01792 479 850

Email: commercial@astleys.net

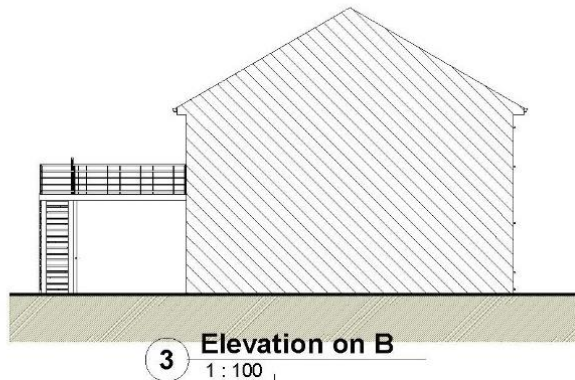




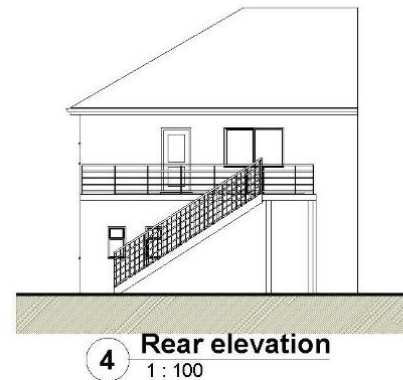
1 Front elevation
1 : 100



2 Elevation on A
1 : 100



3 Elevation on B
1 : 100



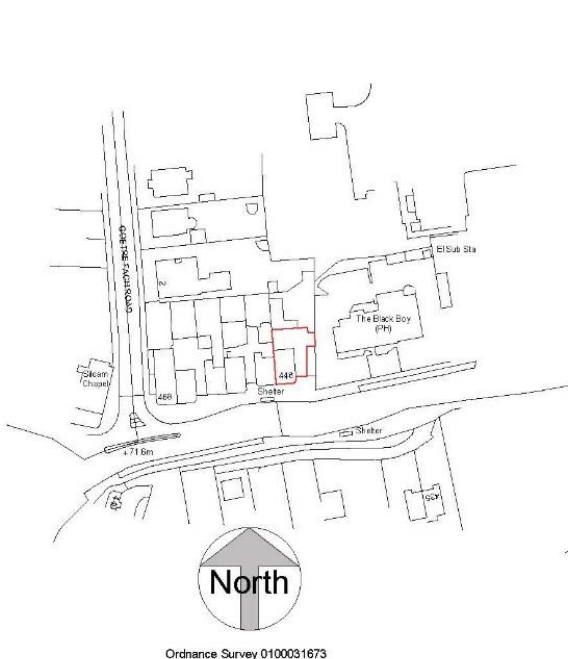
4 Rear elevation
1 : 100

8 Pine Tree close
Burry port
Carmarthenshire
SA16 0TF
TEL 01554833726
07931594671

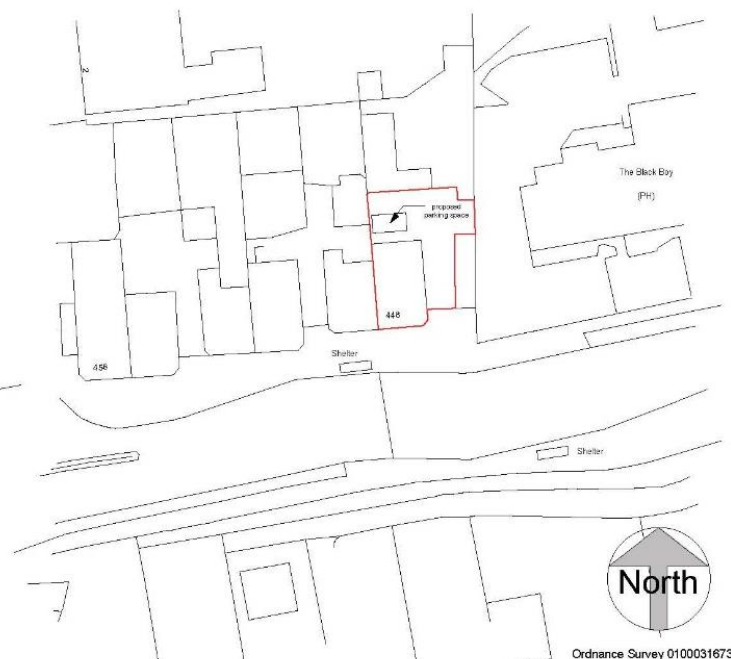


CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE	PROJECT	CLIENT
			Planning	448 Gower Road, Killay, Swansea, SA2 7AL	
			Proposed Elevations		

DATE	PROJECT NUMBER	SCALE (A3)
11/02/2021	0523	1 : 100
AUTHOR	DRAWING NUMBER	REV
	A103	



1 Site Location Plan
1 : 1250



2 Block Plan
1 : 500