

FOR SALE/ TO LET

A1 - RETAIL

4 Beach Street, Swansea, SA1 3JP



- SELF-CONTAINED GROUND FLOOR RETAIL UNIT
- NET INTERNAL AREA: 36.18 SQ.M (389.44 SQ. FT.)
- PROMINENT CORNER POSITION WITHIN SWANSEA CITY CENTRE
- EASE OF ACCESS TO MAIN INTERSECTION AND ESTABLISHED TRADING LOCATION OF ST. HELENS ROAD

OFFERS IN THE REGION OF
£59,950 OR £5,950 PA

LOCATION

The subject premises is position along the corner of Beach Street and Oxford Street within Swansea city centre, along the edge of the main shopping district which is approximately 600 metres away in an easterly direction.

Beach Street is located within the Sandfields area of Swansea.

Sandfields is a district bounded by St. Helen's Road to the north, Dillwyn Street to the east and furthermore Oystermouth Road and Swansea Bay to the south. The area is adjacent to and immediately west of Swansea city centre with all necessary amenities within close proximity to the subject premises.

DESCRIPTION

The subject premises comprises a self-contained ground floor retail unit, which forms part of a much larger mixed use two storey building, situated along a prominent corner position fronting Beach Street and Oxford Street along the edge of Swansea city centre.

We have been advised that the property to be sold comprises the Freehold interest, which is also subject to a Long Leasehold interest over the rear ground floor and remaining upper floor, held for a term of 500 years (466 years remaining) with a third party at a peppercorn ground rent with no periodic rent reviews.

The ground floor forming part of the Freehold interest which is not affected by this Lease can be accessed directly off the main pedestrian walkway to the front via a standard pedestrian doorway, which also benefits from a return frontage.

The internal accommodation comprises a small self-contained retail unit with a shop depth of approximately 7.65m, which also benefits from a return frontage. The main sales area is also supported by ancillary accommodation, comprising a kitchenette area and w.c. facilities.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 36.18 sq.m (389.44 sq. ft.)

Sales Area: 33.80 sq.m (363.82 sq. ft.)

Shop Depth: 7.65m (25'1")

Return Frontage: 7.08m (22'3")

Ancillary: 2.38 sq.m (25.61 sq. ft.)
which briefly comprises the following.

Kitchenette: 1.52m x 1.57m
located directly to the rear of the main sales area, with sink unit, with door to.

W.C. Facilities

RATES

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

Rateable Value (2023): £3,900

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025/26 the multiplier will be 0.568.

Rates relief for small businesses in Wales will apply up to 31st March 2020. Rates relief for small business with a rateable value up to £6,000 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.

The subject premises is therefore eligible for 100% small business rates relief subject to meeting the necessary criteria.

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

The Freehold interest is available for sale, which is subject to an additional long leasehold interest over the remaining accommodation (held by a third party) for a term of 500 years from 24th June 1992, subject to the payment of a peppercorn ground rent.

We therefore advise that only the ground floor retail unit located to the front of the building will be offered with vacant possession.

Alternatively, our client's interest is also 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

4 Beach Street, Swansea, SA1 3JP



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.

4 Beach Street, Swansea, SA1 3JP



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.