

# TO LET

RETAIL/ OFFICE

31a Walter Road, Swansea,  
SA1 5NW



- FORMER BOOKMAKERS (A2)
- CITY CENTRE LOCATION
- SALES 35.32 SQ.M (380 SQ. FT)

OFFERS IN THE REGION OF  
**£9,500 PA**

# 31a Walter Road, Swansea, SA1 5NW

## 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.

## DESCRIPTION

The subject premises comprises a ground floor retail unit, which has a current Use Class of A2 and previously occupied by Coral bookmakers.

The premises also accommodates ancillary basement accommodation comprising a staff kitchen and w.c facilities.

## ACCOMMODATION

The property provides the following approximate dimensions and areas:

### GROUND FLOOR

**Sales:** 35.32 sq.m (380 sq. ft)  
**Shop Depth:** 8.76m (28'9")  
**Internal Width:** 4.33m (14'3")

### BASEMENT

**Staff Area:** 6.70 sq.m (72 sq. ft)  
**W.C. Facilities**

## RATES

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

**Rateable Value (2017): £6,200**

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 2020. 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)**



