

TO LET
A2 RETAIL/ OFFICE

32 Walter Road, Swansea, SA1 5NW



- GROUND FLOOR RETAIL/ OFFICE UNIT WITH ANCILLARY BASEMENT
- NET INTERNAL AREA - 54.27 SQ.M (584.21 SQ. FT.) PLUS BASEMENT - 67.78 SQ.M (729.58 SQ. FT.)
- ESTABLISHED TRADING LOCATION WITHIN SWANSEA CITY CENTRE
- OFFICE ACCOMMODATION PRESENTED TO A GOOD SPECIFICATION

**OFFERS IN THE REGION OF
£9,250 PA**

32 Walter Road, Swansea, SA1 5NW

LOCATION

The premises is located directly off Walter Road.

Walter Road is located along the periphery of the Swansea City Centre, which is less than $\frac{1}{2}$ mile distant. All expected services and amenities are within easy reach. The Walter Road area of Swansea is the traditional professional district. The Victorian housing stock has, in the main, historically been converted into offices. There are also some retail users and some of the properties in the vicinity have more recently been converted into Housing in Multiple Occupation.

Swansea is a waterfront City and is the economic centre of the South West Wales region. It has a modern service sector dominated economy and is home to a wide range of national and international companies. The population of the City and County of Swansea is currently estimated at 239,000 (2001 Census) 8% of the total population of Wales. The City has good road and rail links and is connected to the motorway network via the M4.

DESCRIPTION

The subject premises comprises a ground floor retail/ office unit (with ancillary basement), previously occupied for use as offices, which is situated along an established high street location along Walter Road within Swansea city centre.

The main sales area, which benefits from a shop depth of approximately 8.72m can be accessed directly off the main pedestrian walkway via a sales display window with double entrance doors suitable for disabled access and additional security roller shutters over the front elevation. The main sales area has also been subdivided in part to accommodate a small reception area, which provides access to a private meeting room.

Ancillary accommodation is also available to the rear, arranged over a split level, comprising an additional private office and staff kitchen. W.C. facilities are also located to the rear, which can be accessed off the internal corridor.

Additional storage accommodation is also available over the basement, which can be accessed through the ground floor toilet via an internal stairwell. The basement, which is also arranged over a split level benefits from a total of 4 no. storage areas and a single toilet cubicle.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: **54.27 sq.m (584.16 sq. ft.)**

Sales Area: 37.59 sq.m (404.61 sq. ft.)

Shop Depth: 8.72m (28'7")

Net Frontage: 4.54m (14'10")

Sales (ITZA): 27.32 sq.m (294.07 sq. ft.)

Ancillary: 16.68 sq.m (179.54 sq. ft.)
which briefly comprises the following.

Office: 4.21m x 4.16m
partitioned in part with door to.

Staff Kitchen: 1.27m x 1.70m

W.C. Facilities
with access to basement.

BASEMENT

Net Internal Area: **67.78 sq.m (729.58 sq. ft.)**

Store Area 1: 6.47mx 4.25m
with stairwell leading to ground floor toilet, door to.

W.C. Facilities

Store Area 2: 2.04m x 3.91m
with access to.

Store Area 3: 4.23m x 3.89m
with door to.

Store Area 4: 6.16m x 4.04m.

RATES

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

Rateable Value (2023): £4,250

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2024-25 the multiplier will be 0.562.

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.

We therefore advise that the subject premises is eligible for 100% small business rates relief (subject to satisfying 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

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

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