

# TO LET

A1/A2 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

OFFERS IN THE REGION OF  
**£9,750 PA**

# 14 WALTER ROAD, SWANSEA, SA1 5NG

## 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.

## 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.

## 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](http://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).

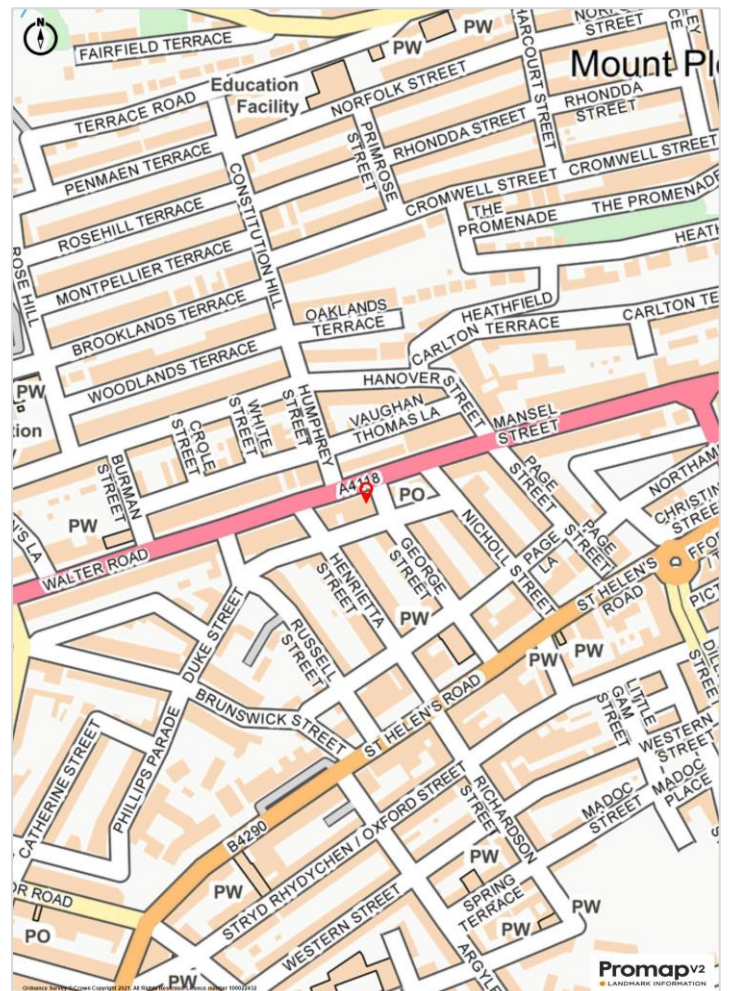
## VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**

Tel: 01792 479 850

Email: [commercial@astleys.net](mailto:commercial@astleys.net)



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](mailto:commercial@astleys.net). Website: [www.astleys.net](http://www.astleys.net).