

TO LET

A2 – RETAIL/ OFFICE

3 Walter Road, Swansea, SA1 5NE



- MID TERRACED RETAIL/ OFFICE UNIT WITHIN AN ESTABLISHED TRADING LOCATION
- NET INTERNAL AREA: 123.45 SQ.M (1,328.81 SQ. FT.)
- GOOD QUALITY SPECIFICATION SUITABLE FOR IMMEDIATE OCCUPATION
- EASE OF ACCESS OF ALL ESTABLISHED AMENITIES WITHIN SWANSEA CITY CENTRE

OFFERS IN THE REGION OF
£9,950 PA

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 ½ 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 property comprises a three storey, mid terraced retail/ office unit (with ancillary basement), measuring approximately **sq.m (sq. ft.)** in total, which is situated along an established high street location along Walter Road within Swansea city centre.

Internally, the premises comprises an open plan reception/ waiting area over the ground floor, accessed directly off the main pedestrian walkway to the front, which has also been sub-divided in part to accommodate a small private office. The ground floor accommodation has also been extended further to the rear to accommodate a walk-through office room, staff kitchen and w.c. facilities.

Three additional office rooms are also located over the first floor, which can be accessed internally off the main reception area. Additional storage accommodation is also available over the second floor and basement.

Externally, the subject premises does not benefit from any designated parking facilities but we do note that ample on street and time restricted parking bays are available within the immediate vicinity. A small enclosed courtyard area is also available to the rear.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: **53.26 sq.m (573.30 sq. ft.)**
Reception **5.04m (max) x 6.91m** plus bay window
subdivided in part to accommodate a small private office.

Office 1: **2.96m x 4.68m**
with door to.

Staff Kitchen: **2.53m x 2.17m**
with door to.

W.C. Facilities

FIRST FLOOR

Net Internal Area: **39.71 sq.m (427.43 sq. ft.)**

Office 1 (Front): **5.08m x 3.38m** plus bay window

Office 2: **3.46m x 3.48m**

W.C. Facilities

Office 3 (Rear) **3.24m (max) x 3.16m**

SECOND FLOOR

Net Internal Area: **15.88 sq.m (171.01 sq. ft.)**

Store Area: **5.05m x 4.21m (max)**
with restricted headroom

BASEMENT

Net Internal Area: **14.60 sq.m (157.15 sq. ft.)**

Store Area: **4.06m x 3.60m**
with restricted headroom

RATES

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

Rateable Value (2023): £6,600

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 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

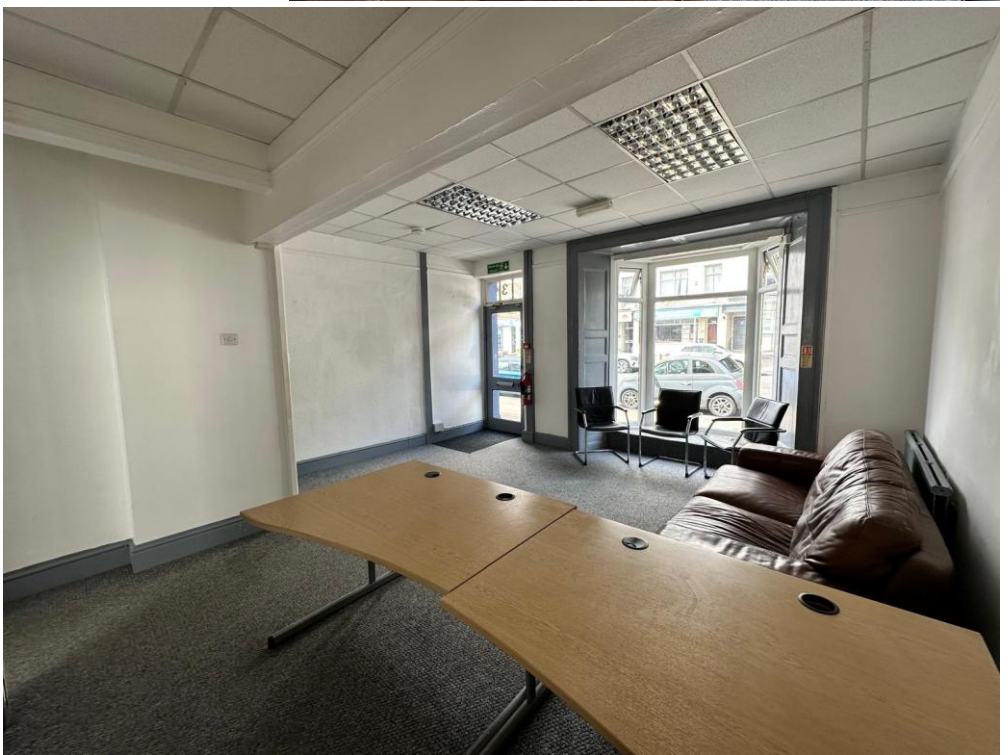
Our client's interest is also available by the way of a new effective full repairing and insuring lease (under terms to be negotiated).

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

3 Walter Road, Swansea, SA1 5NE

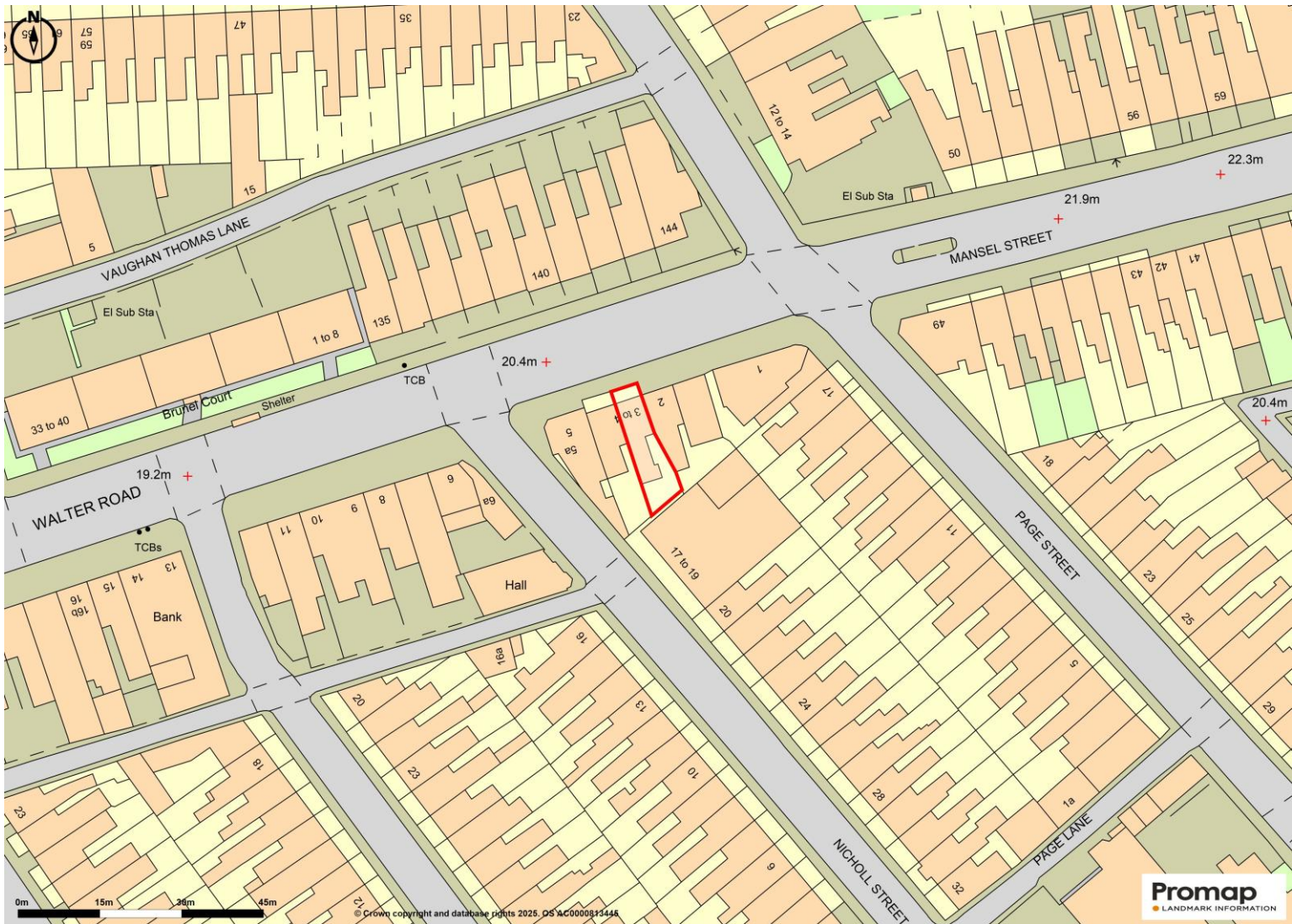


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