

**TO LET**  
RETAIL - A1/A3

Ground Floor Unit, Prime Student Living,  
Kingsway, Swansea, SA1 5JZ



- SELF-CONTAINED GROUND FLOOR RETAIL UNIT (A1/A3 USES)
- GROSS INTERNAL AREA: 126.14 SQ.M (1,357 SQ. FT.)
- FORMING PART OF THE PRIME STUDENT LIVING APARTMENT BLOCK
- CITY CENTRE LOCATION ALONG PROMINENT POSITION

OFFERS IN THE REGION OF  
**£18,750 PA**

# Ground Floor Unit, Prime Student Living, Kingsway, Swansea, SA1 5JZ

## LOCATION

The property is situated fronting The Kingsway within an established secondary retail location, forming part of the established student housing block, Prime Student Living at Coppergate, which accommodates a total of 307 student units.

The subject property is well placed within the City Centre, close to the prime area and benefits from a good level of passing trade.

Swansea has a population of some 240,000 and has a popular, expanding University. There is also a mainline railway station close by. Swansea City Centre has seen a large amount of redevelopment in recent years to provide additional student accommodation, which in turn has increased activity within the City Centre.

In addition we advise that the redevelopment of The Kingsway is already underway. The Kingsway Infrastructure Project, which is situated within the immediate proximity of the subject premises, is aimed at kick-starting the development of a new digital district.

## DESCRIPTION

The property comprises a self-contained ground floor retail unit, which can be accessed directly off the front elevation, facing Kingsway within Swansea City Centre.

The subject premises forms part of the recently developed high rise prime student housing block, which accommodates approximately 307 no. student units and also benefits from either Retail (Class A1) and/or Restaurant (Class A3) uses (Planning Reference: 2016/3704/FUL). The commercial unit equates to approximately 1,357 sq. ft. in total, which also benefits from a return frontage of approximately 24 metres.

The subject premises is currently presented in a shell condition, but we advise that adequate services will be provided prior to occupation, including the installation of suitable w.c. facilities or alternatively a suitable rent discount or rent free period may be proposed (subject to contract), on the condition that the prospective Tenant is expected to undertake these works.

## ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

### GROUND FLOOR

|  |                    |                           |
|--|--------------------|---------------------------|
| <b>Gross Internal Area</b>                                     | <b>126.14 sq.m</b> | <b>(1,357.80 sq. ft.)</b> |
| Sales Area   | 116.15 sq.m        | (1,250.23 sq. ft.)        |
| <i>after making an allowance for proposed w.c. facilities.</i> |                    |                           |
| Shop Depth<br>(from Kingsway)                                  | 6.35m (20'10")     |                           |
| Internal Width (max)   | 20.26m (66'6")     |                           |

## RATES

The Rateable Value for the subject premises has yet to be determined.

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

The premises is available on a new effective full repairing and insuring lease (under terms to be negotiated).

## VIEWING

By appointment with Sole Agents:

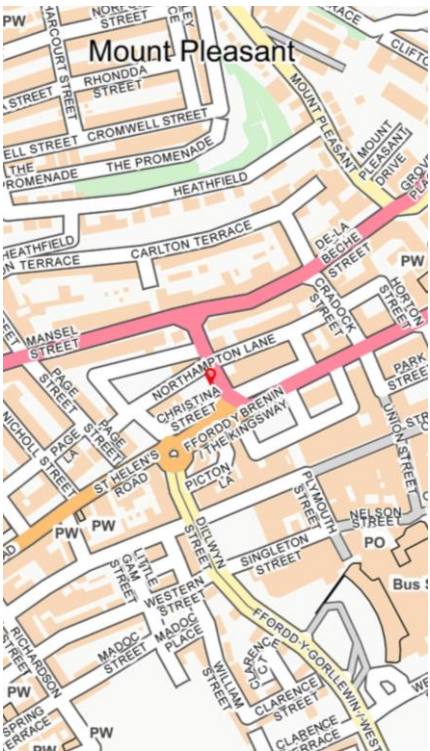
**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

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



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