

TO LET

A1 RETAIL

136 WOODFIELD STREET,
MORRISTON, SWANSEA, SA6 8AL



- LARGE DOUBLE FRONTED GROUND FLOOR RETAIL UNIT
- 128.53 SQ.M (1,383.49 SQ. FT.)
- PROMINENT POSITION WITHIN MORRISTON TOWN CENTRE
- PARKING TO REAR FOR 2-3 SPACES

OFFERS IN THE REGION OF
£12,500 PA

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LOCATION

Woodfield Street is the main/primary trading location in Morriston, which is an established urban district, approximately 3.5 miles north of Swansea City Centre. The character of the surrounding area is predominantly commercial in nature.

Neighbouring occupiers include The Post Office, Cooperative Funeral Care and The Job Centre as well as a number of local independent traders.

The Tawe Vale and Swansea Enterprise Park commercial developments are located close by and Junction 45 of the M4 motorway is approximately 1.5 miles to the north, via the A4067.

DESCRIPTION

The subject property comprises a large double fronted ground floor retail unit, situated within an established retail location within Morriston town centre. The premises also affords a prominent main road position along the prime retail area of Woodfield Street.

Internally, the subject premises is currently presented in a shell condition, but we note that the proposed new letting will be subject to the necessary Landlord's works, which will also include the installation of additional w.c. facilities to the rear of the main sales area.

The property also benefits from designated on-site parking facilities for approximately 2-3 vehicles to the rear, via a narrow lane entrance, which is shared with a small number neighbouring occupiers.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

Ground Floor		
Sales Area	128.53 sq.m	1,383.49 sq. ft.
Proposed W.C. Facilities	To be constructed	

RATES

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

Rateable Value (2017): £10,750

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 2021. 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.

VAT

Please be advised that a figures quoted are exclusive of VAT (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).

Please be advised that the proposed letting will be subject to a restrictive covenant, which will restrict its use as an off-licence, convenience store or discount store.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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