

TO LET

RETAIL/ OFFICE

40 Mansel Street, Swansea,
SA1 5SN



- GROUND FLOOR RETAIL UNIT
- PREVIOUS OCCUPIED FOR USE AS A LETTINGS AGENCY (A2 USE CLASS)
- NET INTERNAL AREA: 49.11 SQ.M (528.62 SQ. FT.)
- ESTABLISHED CITY CENTRE LOCATION ALONG A PROMINENT POSITION

OFFERS IN THE REGION OF
£11,000 PA

LOCATION

Mansel Street 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 immediate area provides for a mixture of office accommodation for professionals such as Chartered Surveyors, Estate Agents, Accountants, Financial Advisers and Solicitors, as well as general retailing and residential accommodation.

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 self-contained ground floor retail unit, which was previous occupied for use as a letting agency office (A2 Use Class), situated along a prominent main road position within Swansea City Centre.

The premises can be accessed off the main pedestrian walkway to the front, via a prominent sales display window entrance, providing access onto the main sales area.

The main sales area, which has a shop depth of approximately 10.67m has also been subdivided in part by a demountable glazed partition to accommodate a private office area to the rear. Ancillary accommodation in the form of additional w.c. facilities and a small store area is also located to the rear.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

Ground Floor	49.11 sq.m	528.62 sq. ft.
Sales Area	47.85 sq.m	515.05 sq. ft.
Sales (ITZA)	38.03 sq.m	409.35 sq. ft.
Shop Depth	10.67m (35'0")	
Net Frontage	4.86m (15'11")	
Ancillary	1.26 sq.m	13.56 sq. ft.
W.C. Facilities		

RATES

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

Rateable Value (2017): £6,500

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2023-24 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2024. 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 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 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

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