

TO LET

RETAIL

94 BRYNYMOR ROAD, SWANSEA,
SA1 4JG



- SELF-CONTAINED GROUND FLOOR RETAIL UNIT
- 93.19 SQ.M (1,003.09 SQ.FT.)
- SITUATED ALONG A PARADE OF ESTABLISHED RETAIL UNITS
- EDGE OF CITY CENTRE/ CLOSE PROXIMITY TO UPLANDS

OFFERS IN THE REGION OF
£11,500 PA

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LOCATION

The subject premises is located along Brynymor Road, which is one of the main arterial routes leading to Swansea City Centre.

The immediate vicinity accommodates a range of established operators including hot food takeaways, restaurants, convenience stores and public house premises, while the immediate catchment area benefits from a variety of residential units, which also includes an established student population.

DESCRIPTION

The subject premises comprises a self-contained ground floor retail unit situated within an established trading location within Swansea City Centre.

The premises accommodates the main sales area, which can be accessed off the main pedestrian walkway to the front via a standard sales display window. The main sales area, which is masked slightly to the rear, is supported by ancillary storage to the left of the rear sales area and additional staff kitchen/ w.c. facilities located to the rear.

No designated parking facilities are available.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 93.19 sq.m (1,003.09 sq. ft.)

Sales Area: 62.73 sq.m (675.22 sq. ft.)

Net Frontage: 5.05m (16'7")

Shop Depth: 13.75m (45'1")

Internal Width: 4.74m (15'6")

Storage: 21.90 sq.m (235.73 sq. ft.)

Staff Kitchen: 8.56 sq.m (92.14 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): £10,500

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 2020. 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

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:

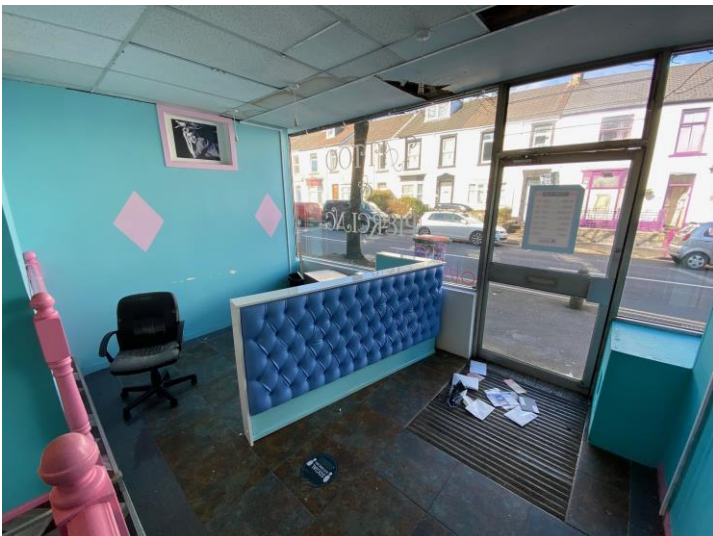
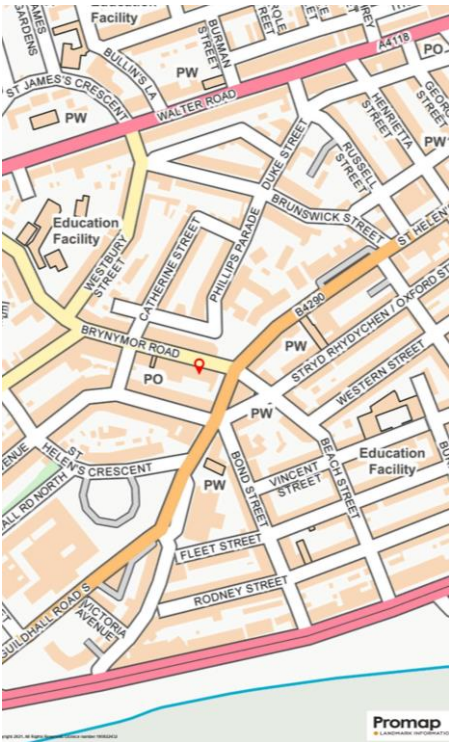
Astleys Chartered Surveyors

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