

TO LET

RETAIL/ OFFICES

Ground Floor, 93-94 Mansel Street,
Swansea, SA1 5TZ



- GROUND FLOOR RETAIL/ OFFICES
- UNITS RANGING FROM 51.00 SQ.M (548.96 SQ. FT.) TO 174.43 SQ.M (1,877.56 SQ. FT.)
- CITY CENTRE LOCATION
- PROMINENT MAIN ROAD POSITION

OFFERS IN THE REGION OF
£18,000 PA

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LOCATION

The subject premises is situated along Mansel Street, which is situated along the fringe of Swansea City Centre and within a short walking distance to the primary retail area of Oxford Street.

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.

DESCRIPTION

The subject premises comprises a large ground floor retail/ office unit 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 communal entrance foyer, providing access onto two open offices rooms, which is supported by ancillary offices, customer and staff w.c. facilities and a staff kitchen.

We also advise that the subject premises can be sub-divided further to accommodate much smaller office suites ranging from 51.00 sq.m (548.96 sq. ft.) and 123.43 sq.m (1,328.60 sq. ft.) subject to prior negotiations.

ACCOMMODATION

The property provides the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 174.43 sq.m (1,877.56 sq. ft.)

Communal Entrance Foyer
with doors to.

Main Office Reception: 39.85 sq.m (428.94 sq. ft.)
4.03m x 11.23m

Managers Office: 11.15 sq.m (120.01 sq. ft.)
3.52m x 4.14m

Classroom: 51.23 sq.m (551.43 sq. ft.)
4.13m x 14.12m

Rear Corridor
with doors to.

Customer W.C. Facilities
comprising three toilet cubicles

Disabled W.C. Facilities

Store/ Server Room: 7.75 sq.m (83.42 sq. ft.)
1.73m x 4.48m

Rear Admin Room: 41.78 sq.m (449.71 sq. ft.)
6.01m x 7.51m

Staff Kitchen: 23.27 sq.m (250.47 sq. ft.)
4.08m x 6.03m

RATES

We advise that the ground floor accommodation has yet to be rated separately.

Based on the information contained within the existing Summary Valuation we advise that the Rateable Value for the subject premises equates to **£8,675 per annum**.

From April 2019 the Welsh Government will set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2019-20 the multiplier will be 0.526.

Rates relief for small businesses in Wales will apply up to 31st March 2019. 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).

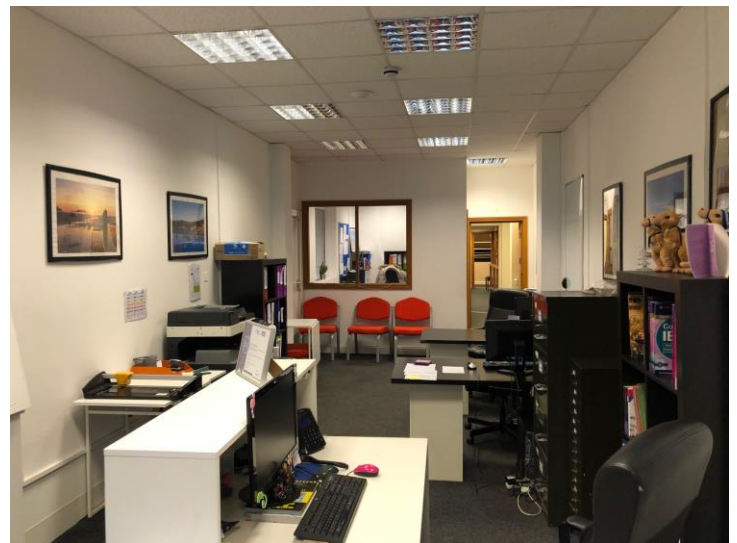
Viewings

By appointment with Sole Agents:

Astleys Chartered Surveyors

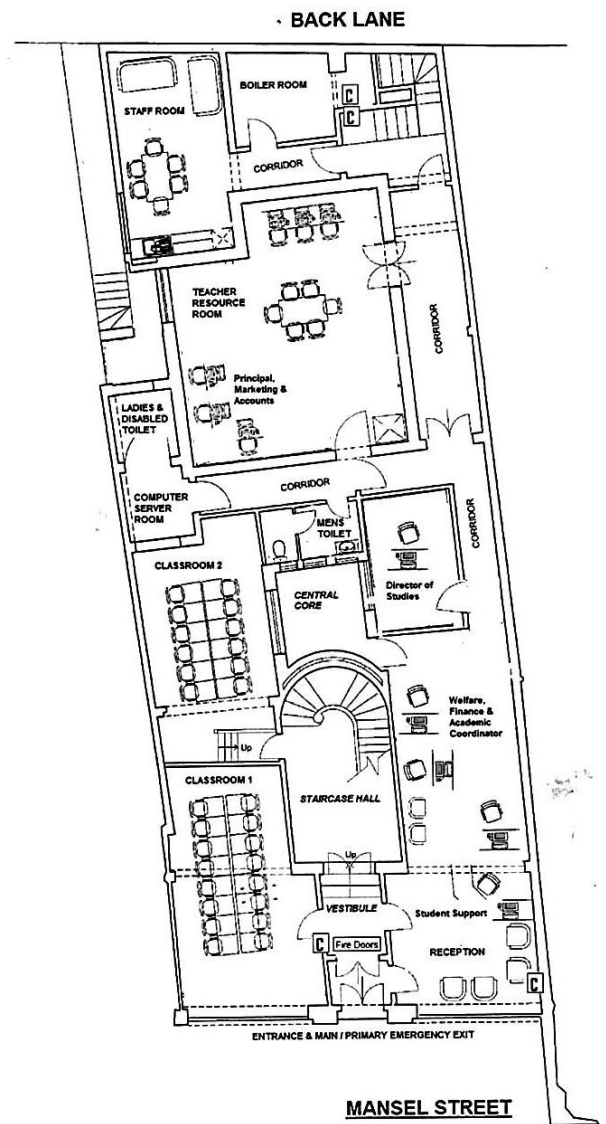
Tel: 01792 479 850

Email: commercial@astleys.net



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Ground Floor, 93-94 Mansel Street, Swansea, SA1 5TZ

HM Land Registry
Official copy of
title plan

Title number **CYM524156**
Ordnance Survey map reference **SS6593SW**
Scale **1:1250**
Administrative area **Swansea / Abertawe**



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