

**TO LET**  
RETAIL – BEAUTY SALON

58 High Street, Gorseinon, Swansea,  
SA4 4BR



- **DISCOUNT RENT FOR FIRST YEAR (BASED ON QUOTING PRICE)**
- **SELF-CONTAINED GROUND FLOOR RETAIL UNIT FULL FITTED FOR ITS INTENDED USE AS A BEAUTY SALON**
- **MODERN SPECIFICATION THROUGHOUT TO INCLUDE THE USE OF THE EXISTING BUSINESS FIXTURES & FITTINGS INCLUDING ONLINE BOOKING PAGE, ETC.**
- **NET INTERNAL AREA – 31.02 SQ.M (333.90 SQ. FT.)**
- **PROMINENT POSITION ALONG PRIME RETAIL AREA OF GORSEINON TOWN CENTRE**
- **DESIGNATED PARKING TO THE REAR FOR ONE VEHICLE**

**OFFERS IN THE REGION OF  
£9,000 PA**

## LOCATION

The subject premises is situated directly off High Street which is the prime retail area and main thoroughfare within Gorseinon town centre.

The immediate vicinity is occupied by a variety of mainly local businesses including retail, cafeterias, hairdressers and convenience stores, while established occupiers along the main high street include JD Wetherspoon (located opposite), Lloyds Bank, Specsavers and Jenkins Bakery. Occupancy levels along High Street are generally good and Gorseinon appears to be a well supported community.

Gorseinon is located approximately 6.3 miles north-west of Swansea City Centre and is approximately 2 miles from junction 47 of the M4 motorway in an easterly direction.

## DESCRIPTION

The subject premises comprises a self-contained ground floor retail unit, which is fully fitted and equipped for its intended use as a beauty salon, currently trading as Hi Brow.

The main sales area, which can be accessed directly off the main pedestrian walkway to the front via a standard sales display window, comprises an open plan sales area supported by ancillary accommodation comprising various store areas, an additional wash area and customer w.c. facilities to the rear.

The subject premises also benefits from designated parking to the rear for one parking space.

We further advise that the premises will be offered to let to include the existing business fixtures and fittings including a two seater sofa, reception desk, massage table and a fully integrated base units with marble worktop and sink unit. The business also benefits from a fully operational website and booking page via <https://www.hi-brow.co.uk/>.

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

### GROUND FLOOR

**Net Internal Area:** **31.02 sq.m (333.90 sq. ft.)**

Sales Area: 30.01 sq.m (323.02 sq. ft.)

Sales (ITZA): 22.18 sq.m (238.77 sq. ft.)

Shop Depth: 6.43m (21'1")

Net Frontage: 4.38m (14'4")

Ancillary: 1.01 sq.m (10.87 sq. ft.)

*which briefly comprises the following:*

Store Area 1: 0.81m x 1.24m

Store Area 2: 0.82m x 1.22m

W.C. Facilities

## RATES

The subject property affords the following approximate dimensions and areas:

**Rateable Value (2023): £4,700**

The Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2024-25 the multiplier will be 0.562.

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 therefore advise that the subject premises is eligible for 100% small business rates relief, subject to satisfying the necessary criteria.

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 (if applicable).

## TERMS & TENURE

The subject premises is available on a new effective full repairing and insuring lease for the use of the existing fixtures and fittings (under terms to be negotiated).

We further advise that the new effective letting will be subject to a minimum of three months deposit, payable in advance on completion.

## VIEWING

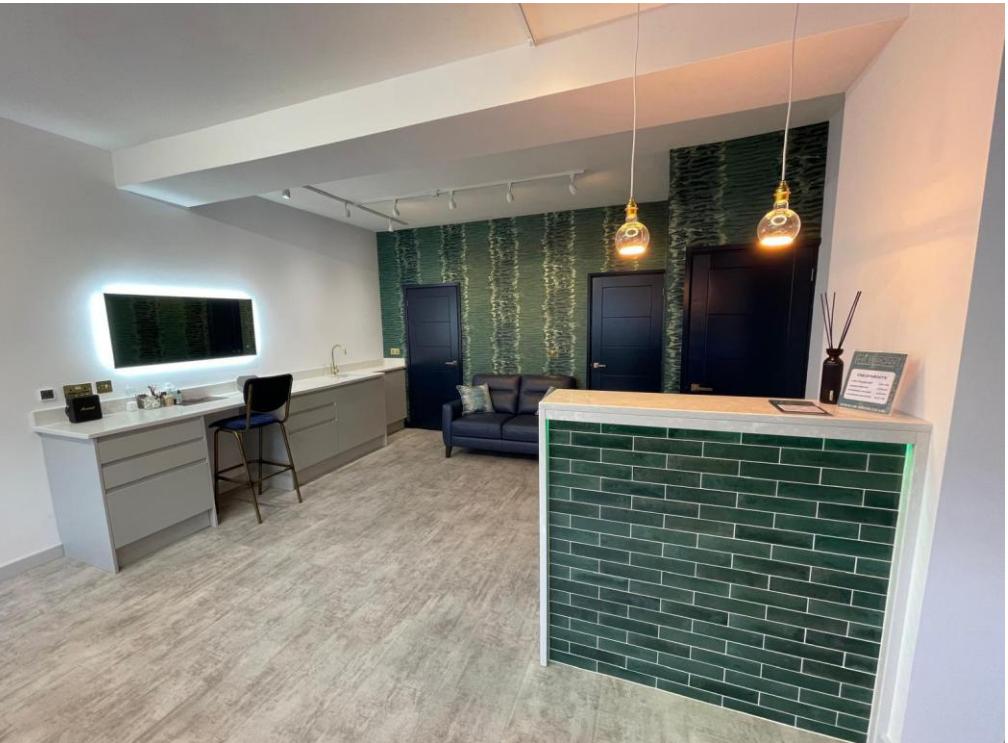
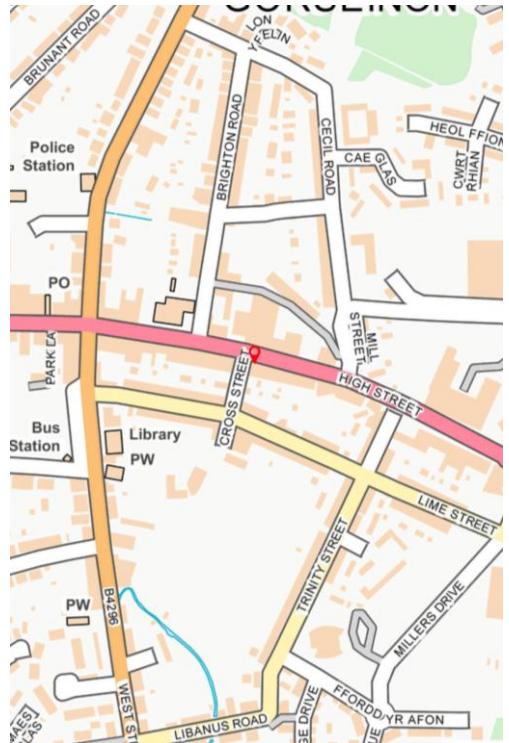
By appointment with Sole Agents:

**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

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

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