

TO LET

A1 - RETAIL

51 High Street, Gorseinon, Swansea,
SA4 4BR



- SELF-CONTAINED GROUND FLOOR RETAIL UNIT WITH A SHOP DEPTH OF 7.55M
- NET INTERNAL AREA – 43.82 SQ.M (471.70 SQ. FT.)
- PROMINENT MAIN ROAD POSITION
- PRIME RETAIL AREA ALONG MAIN HIGH STREET WITHIN GORSEINON TOWN CENTRE

OFFERS IN THE REGION OF
£6,950 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 mid terraced retail unit equating approximately **43.82 sq.m (471.70 sq. ft.)** in total.

The main sales area, which can be accessed off the main pedestrian walkway to the front via a standard sales display window benefits from a shop depth of approximately 7.55m. The main sales area is also supported by ancillary accommodation to the rear, which appears to have been subdivided in part to accommodate two storage areas and staff w.c. facilities.

No designated parking facilities are available on site but we do advise that adequate on street parking is situated within the immediate vicinity of the subject premises.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

Ground Floor	
Sales Area	4.42m x 7.55m
Store Area Walkthrough)	1.21m x 3.22m
Office/ Store Room	2.46m x 3.22m
W.C. Facilities	comprising a single toilet cubicle

RATES

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

Rateable Value (2023): £4,800

From April 2018 the Welsh Government will set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025-26 the multiplier will be 0.568.

Rates relief for small businesses in Wales will apply up to 31st March 2026. 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.

VAT

Please be advised that all figures quoted are exclusive of VAT (where applicable).

TERMS & TENURE

Our client's interest is available by way of 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

Energy performance certificate (EPC)

51 High Street Gorseinon SWANSEA SA4 4BR	Energy rating C	Valid until:	6 August 2028
		Certificate number:	0330-0338-1009-3823-5002

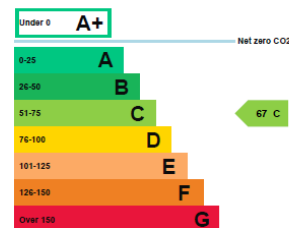
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	53 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	20 A
If typical of the existing stock	66 C

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