

**TO LET**  
RETAIL

Ground Floor, 114 Marlborough Road,  
Brynmill, Swansea, SA2 0DY



- GROUND FLOOR RETAIL UNIT, PREVIOUSLY OCCUPIED AS A COFFEE SHOP
- NET INTERNAL AREA: 56.89 SQ.M (612.36 SQ. FT.)
- PROMINENT CORNER POSITION
- ESTABLISHED EDGE OF CITY CENTRE LOCATION WITHIN DENSELY POPULATED RESIDENTIAL AREA

OFFERS IN THE REGION OF  
**£9,750 PA**

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## LOCATION

Brynmill is a suburb of the City and County of Swansea, located approximately 2 miles to the west of Swansea city centre. The immediate location is a popular residential area forming the southern part of the Uplands electoral ward.

The subject premises is also within close proximity to Swansea University. Brynmill therefore affords a fairly popular student catchment, which is within a populated area of approximately 15,400 residents (Uplands Electoral Ward Population).

Brynmill is approximately bounded by Swansea Bay to the south; Brynmill Lane to the west; Glanbrydan Avenue to the north; Bryn-y-Mor Road to the north-east; and Guildhall Road to the south-east. Brynmill can be further subdivided between Uplands and the lowland area of St. Helen's, close the sea.

The subject premises is therefore ideally located for its intended use as a café. Please be advised that the premises shall not be used by customers between 21:00 hours and 07:30 hours on any day. We further advise that the premises shall not operate as a hot food takeaway or a bar serving alcohol.

## DESCRIPTION

The subject premises comprises a ground floor retail unit, which was previously occupied for use as a coffee shop.

Internally, the premises comprises the main sales area, which benefits from a gross frontage of approximately 5.64m, accessed via a standard sales display window to the front. The main sales area is also partitioned in part to accommodate additional customer w.c. facilities and a small service counter.

Ancillary accommodation is also located further to the rear, comprising a small preparation area and a large office, which can be accessed directly off the main sales area.

## ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

### GROUND FLOOR

**Net Internal Area 56.89 sq.m (612.36 sq. ft.)**

Sales Area: 40.36 sq.m (434.43 sq. ft.)  
*accessed via a standard sales display window to the front and partitioned in part to accommodate customer w.c. facilities..*

Shop Depth: 8.03m (26'4")

Internal Width: 5.64m (18'6")

Ancillary: 16.53 sq.m (177.92 sq. ft.)  
*comprising the following accommodation.*

Sink/ Prep Area: 1.94m x 0.90m  
*with base unit incorporating sink drainer.*

Office Room: 3.55m x 4.58m (into bay window)

## RATES

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

**Rateable Value (2017) £4,400**

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2022-23 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](http://www.voa.gov.uk).

## VAT

All figures quoted are exclusive of VAT (if applicable).

## TERMS & TENURE

Our client's interest is available by the way of a new effective Internal 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](mailto:commercial@astleys.net)**

## Energy Performance Certificate Non-Domestic Building

HM Government

114 Marlborough Road  
Brynmill  
SWANSEA  
SA2 0DY

Certificate Reference Number:  
9900-4973-0330-5950-4000

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G over 150

Less energy efficient

96 This is how energy efficient the building is.

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 195  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 104.47

### Benchmarks

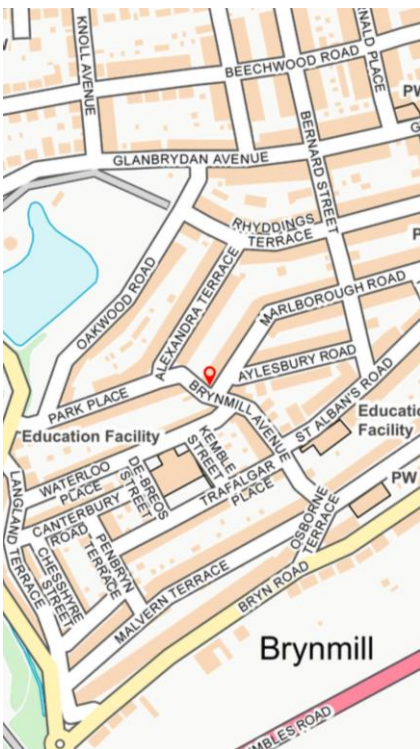
Buildings similar to this one could have ratings as follows:  
32 If newly built  
63 If typical of the existing stock

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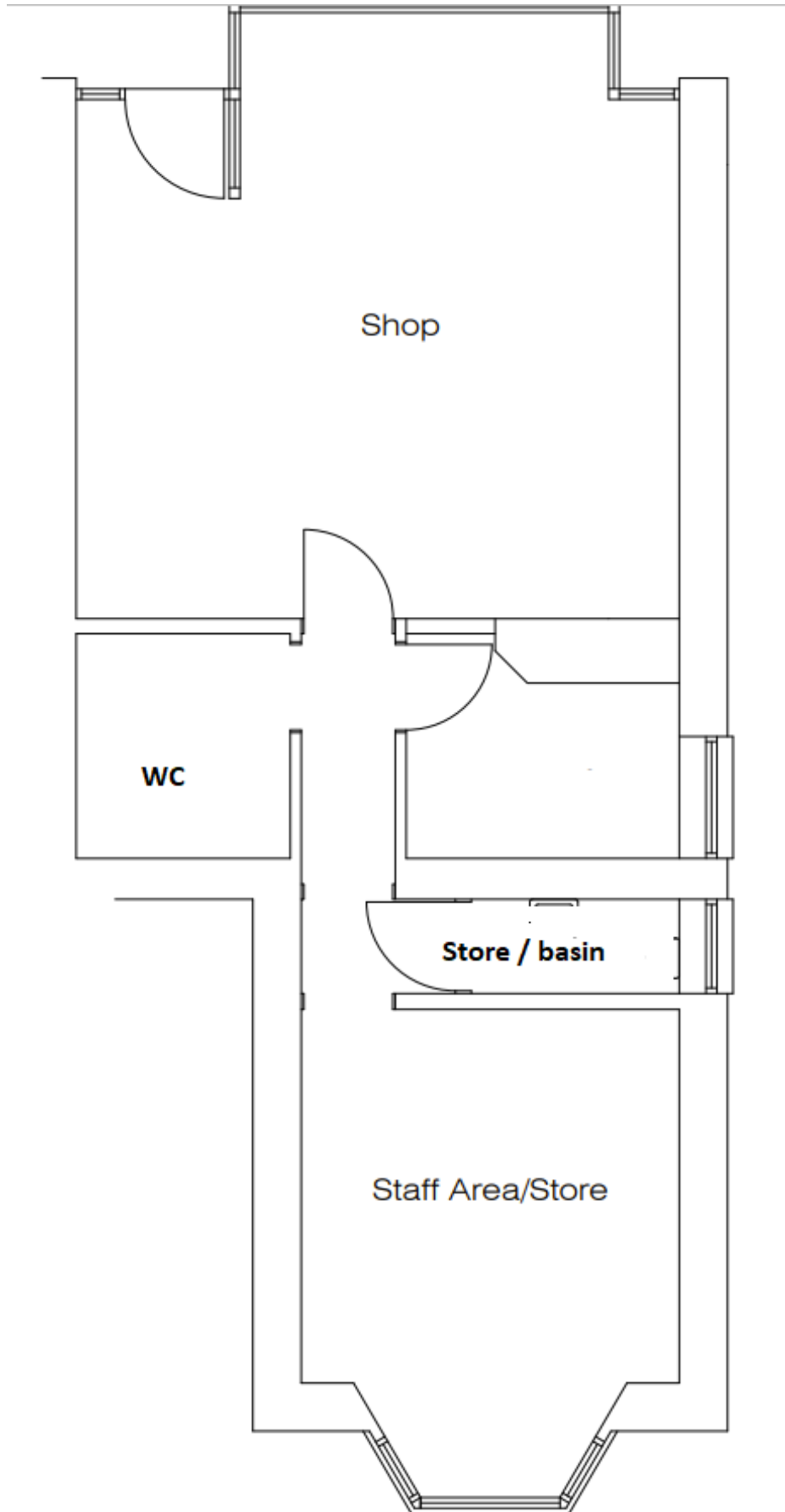
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