

## FOR SALE/ TO LET

A2 RETAIL

13 Union Street, Swansea, SA1 3EF



- TWO STOREY MID TERRACED RETAIL UNIT (A2 USE CLASS)
- SALES AREA: 35.15 SQ.M (378.35 SQ. FT.)
- SWANSEA CITY CENTRE LOCATION
- ALONG A PRIME RETAIL POSITION WITHIN THE PEDESTRIANISED AREA
- POTENTIAL FOR PARKING TO REAR

OFFERS IN THE REGION OF  
**£169,950 OR £10,000 PA**

## LOCATION

The property is situated within Swansea City Centre, fronting Union Street, within a primary retail location.

This section of Union Street which the property fronts is located within the pedestrianised prime shopping core and adjoining occupiers/traders include National Banks / Building Societies, Paddy Power Bookmakers and Oxfam.

The subject property is well placed within the City Centre, close to the prime area and benefits from a good level of passing trade. The property is therefore considered to be well situated for its existing use as a retail unit.

Swansea has a population of some 240,000 and has a popular, expanding University. There is also a mainline railway station close by.

## DESCRIPTION

The subject premises comprises a mid-terraced, two storey, commercial property, which is currently occupied for use as retail (A1/A2 Use Class) with ancillary accommodation to the rear and upper floors.

The main sales area, equating to approximately 35.15 sq.m (378.35 sq. ft.), can be accessed directly off the main pedestrianised walkway to the front via a standard sales display window, which benefits from a shop depth of approximately 11.72m. The majority of the ancillary accommodation to the rear and upper floors comprise various size cellular rooms.

The property occupies the majority of the site with the exception of a small courtyard to the rear, which forms a means of escape over the ground floor.

## ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

### GROUND FLOOR

<b>Net Internal Area:</b>	<b>40.45 sq.m</b>	<b>(435.40 sq. ft.)</b>
Sales Area:	35.15 sq.m	(378.35 sq. ft.)
Sales (ITZA):	38.04 sq.m	(409.47 sq. ft.)
Shop Depth:	11.27m (36'11")	
Net Frontage:	5.17m (16'11")	
Ancillary:	5.30 sq.m	(57.04 sq. ft.)
<i>with external fire escape door to rear.</i>		

### FIRST FLOOR

<b>Net Internal Area:</b>	<b>37.05 sq.m</b>	<b>(398.81 sq. ft.)</b>
Store/ Office (Rear):	11.81 sq.m (127.12 sq. ft.)	
<i>with stairs to ground floor and door to.</i>		
Corridor		
<i>with stairs to attic and doors to.</i>		
Store/ Office (Front):	18.08 sq.m	(194.61 sq. ft.)
Staff Kitchen:	7.16 sq.m	(77.07 sq. ft.)
<i>fitted with a range of wall and base units incorporating sink drainer.</i>		

Staff W.C. Facilities

*fitted with W.C. and wash hand basin.*

## RATES

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

**Rateable Value (2023):        £19,250**

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2023-24 the multiplier will be 0.535.

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 premises is available Freehold with vacant possession.

Alternatively, the premises is available To Let on a new effective full repairing and insuring lease (under terms to be negotiated).

## VIEWING

By appointment with Sole Agents:

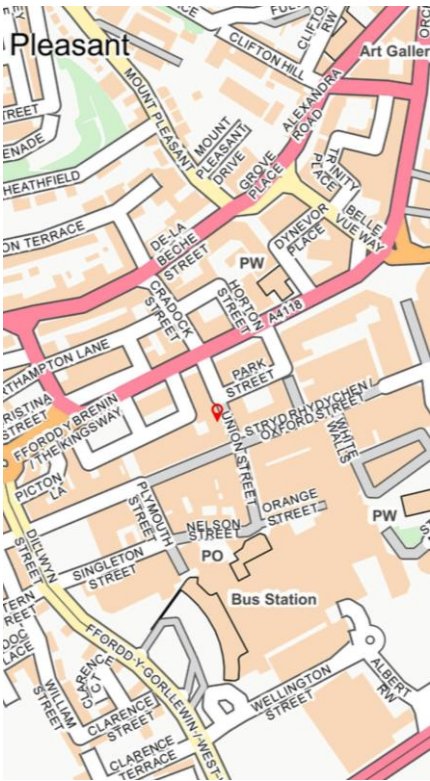
**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

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



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