

TO LET

A2 RETAIL

Ground Floor, 448 Gower Road,
Killay, Swansea, SA2 7AL



- GROUND FLOOR RETAIL UNIT
- BUSY MAIN ROAD LOCATION
- EDGE OF CITY CENTRE
- FITTED FOR USE AS PROFESSIONAL OFFICES

OFFERS IN THE REGION OF
£11,000 PA

Ground Floor, 448 Gower Road, Killay, Swansea, SA2 7AL

LOCATION

The subject premises is located along Gower Road within Killay, which is a popular urban district to the west of Swansea City Centre (approximately 3.5 miles).

The premises is situated along a busy main road location within an established parade of commercial units and ideally located for its intended use.

The subject premises can be accessed from the city centre by taking the main A4118 towards Sketty and eventually Killay. As you approach the main Precinct continue straight whereby the property will be situated on your right hand side directly after the Black Boy.

DESCRIPTION

The premises comprises a ground floor retail unit, previously occupied for use as professional offices, within a busy parade of retail units within the urban district of Killay.

The main sales area has been subdivided in part to accommodate a private office room with additional staff kitchen and w.c facilities located to the rear.

ACCOMMODATION

This property offers the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 73.46 sq.m (790.72 sq. ft.)

Sales Area: 57.20 sq.m (615.70 sq. ft.)

Shop Depth: 9.43m (30.93 ft.)

Internal Width: 5.87m (19.25 ft.)

Staff Kitchen: 16.26 sq.m (175.02 sq. ft.)

Fitted with a range of wall and base units with wall mounted gas fired combination boiler.

Staff W.C. Facilities

RATES

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

Rateable Value (2017): £13,250

From April 2018 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

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 (where 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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