

TO LET
A1 RETAIL

75 ST HELENS ROAD, SWANSEA, SA1 4BG



- LARGE TWO STOREY RETAIL UNIT
- 130.92 SQ.M (1,409.22 SQ. FT.)
- PROMINENT MAIN ROAD LOCATION WITHIN CITY CENTRE
- A3 USE STRICTLY PROHIBITED

OFFERS IN THE REGION OF
£15,000 PA

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LOCATION

The subject premises is located along a prominent main road, situated directly off St Helens Road, which is one of the main arterial routes leading to Swansea City Centre.

The immediate vicinity accommodates a range of established operators including hot food takeaways, restaurants, convenience stores and public house premises.

DESCRIPTION

The subject property comprises a mid-terraced two storey retail unit, which has been extended significantly to the rear to accommodate a large ground floor retail unit, which is supported by a private office room, a small kitchenette and staff w.c. facilities to the rear.

The first floor accommodates various store rooms, which can be accessed internally off the rear sales area.

No designated parking facilities are available on site.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Sales Area:	79.08 sq.m	(851.24 sq. ft.)
Shop Depth:	12.73m (41'9")	
Net Frontage:	5.42m (17'9")	
Ancillary:	6.88 sq.m	(74.05 sq. ft.)
Private Office:	2.92m x 2.31m	
Kitchenette	0.95m x 1.20m	
	<i>with a base unit incorporating sink drainer.</i>	

W.C. Facilities

FIRST FLOOR

Ancillary	51.84 sq.m	(558.00 sq. ft.)
Open Plan Storage	3.02m x 7.62m	
Store 1 (Rear)	4.03m x 3.39m	
Store 2 (Front)	5.98m x 3.51m	

RATES

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

Rateable Value (2017): £11,250

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2020-21 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.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (where applicable).

Terms & Tenure

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

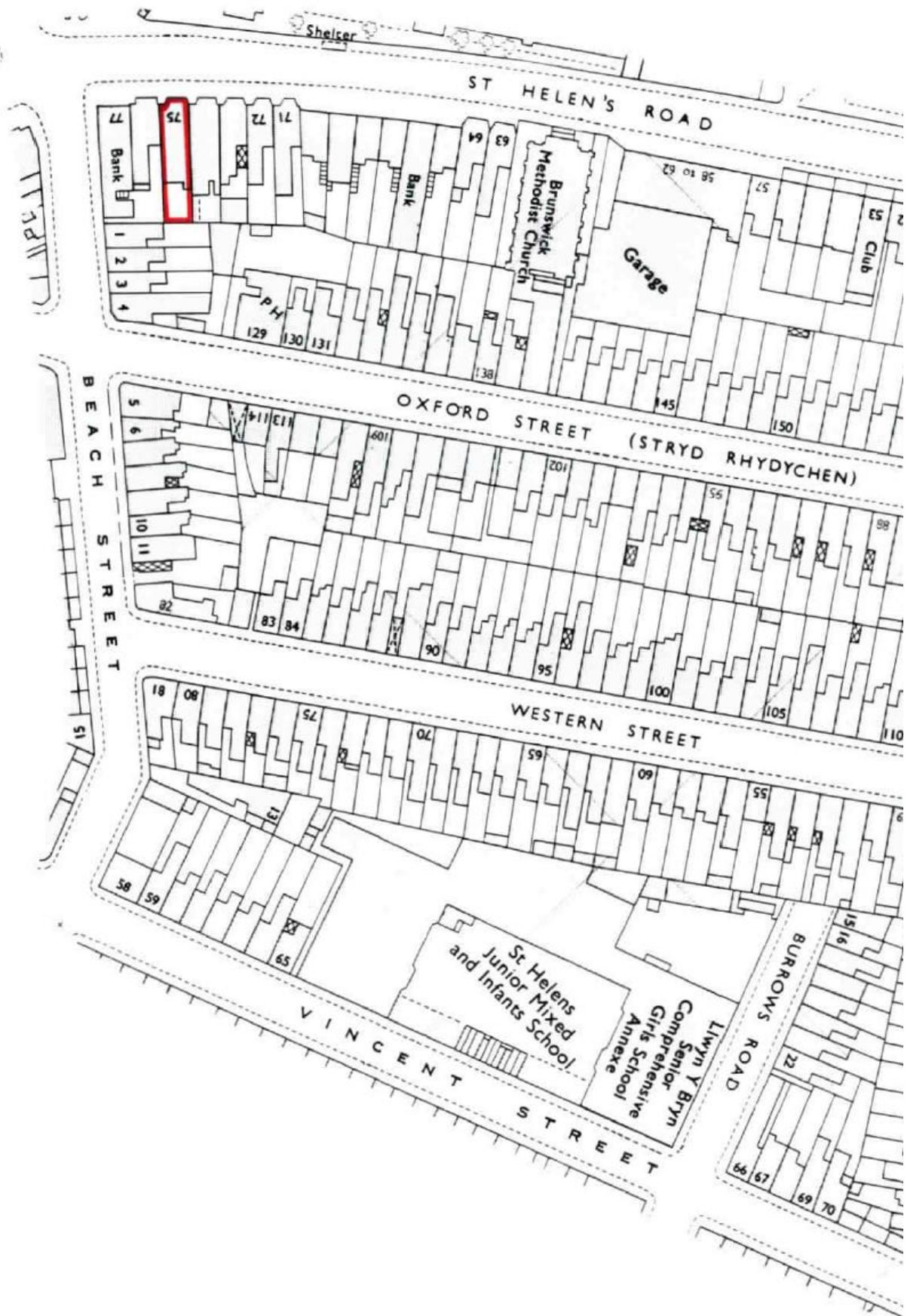
VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



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