

TO LET

A1/A3 RETAIL

GROUND FLOOR, 17-19 DILLWYN STREET,
SWANSEA, SA1 4AQ



- LARGE RETAIL UNIT CURRENTLY PRESENTED IN A SHELL CONDITION
- NET INTERNAL AREA – 284.60 SQ.M (3,068.50 SQ. FT.)
- INCENTIVE TO NEGOTIATE LOW INGOING RENT
- ESTABLISHED CITY CENTRE LOCATION ALONG PROMINENT MAIN ROAD
- POTENTIAL FOR SUB-DIVISION

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 one of the main thoroughfares/ circulation roads within Swansea City Centre.

The immediate vicinity accommodates a range of established occupiers, while the prime retail area of Oxford Street a short walking distance, approximately 100 metres to the east.

The subject premises is also within the immediate proximity of The Kingsway, which accommodates the recently constructed Crosslane Student Development comprising a 307-bedroom student block consisting of 26 self-contained studio apartments and 281 en-suite cluster bedrooms.

The subject premises is situated within a densely populated student catchment area and therefore ideally located for a range of commercial uses, including convenience stores and fast food outlets.

DESCRIPTION

The subject property comprises an open retail unit, currently presented in a shell condition, which has been partitioned in part to accommodate additional toilet facilities (also in a shell condition) to the rear.

The site offers a prominent roadside position, with a net frontage of approximately 18.17m (59'7"), which also has the potential to be subdivided further to accommodate approximately 2-3 smaller self-contained units (subject to the necessary statutory consents).

We further advise that the subject premises was previously occupied by a building society and used as an estate agency office (A2 Use Class) and we also note that Planning Permission was granted on 21 December 2016 for the subdivision and change of use to a hot food takeaway (Ref: P2016/3905/FUL).

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

Net Internal Area: 284.60 sq.m (3,068.50 sq. ft.)

Sales Area: 280.80 sq.m (3,022.53 sq. ft.)

W.C. Facilities

comprising two cubicles currently presented in a shell condition

Ancillary: 3.80 sq.m (40.90 sq. ft.)

RATES

The Rateable Value for the subject premises was unconfirmed.

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).

The proposed letting will be subject to negotiations based on an initial lower than Market Value in-going rent, which will be subject to a rent review or on a stepped rent basis.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

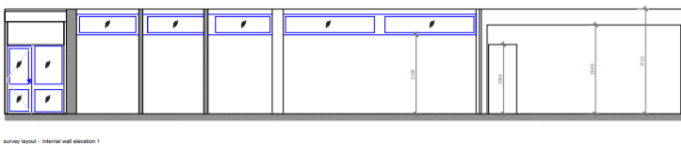
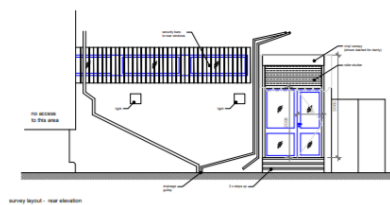
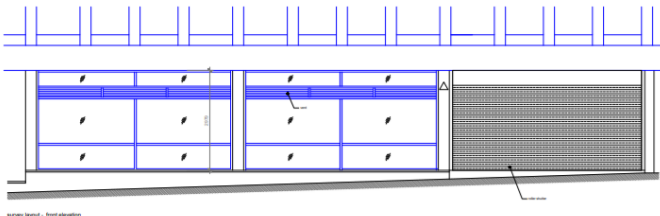
Email: commercial@astleys.net



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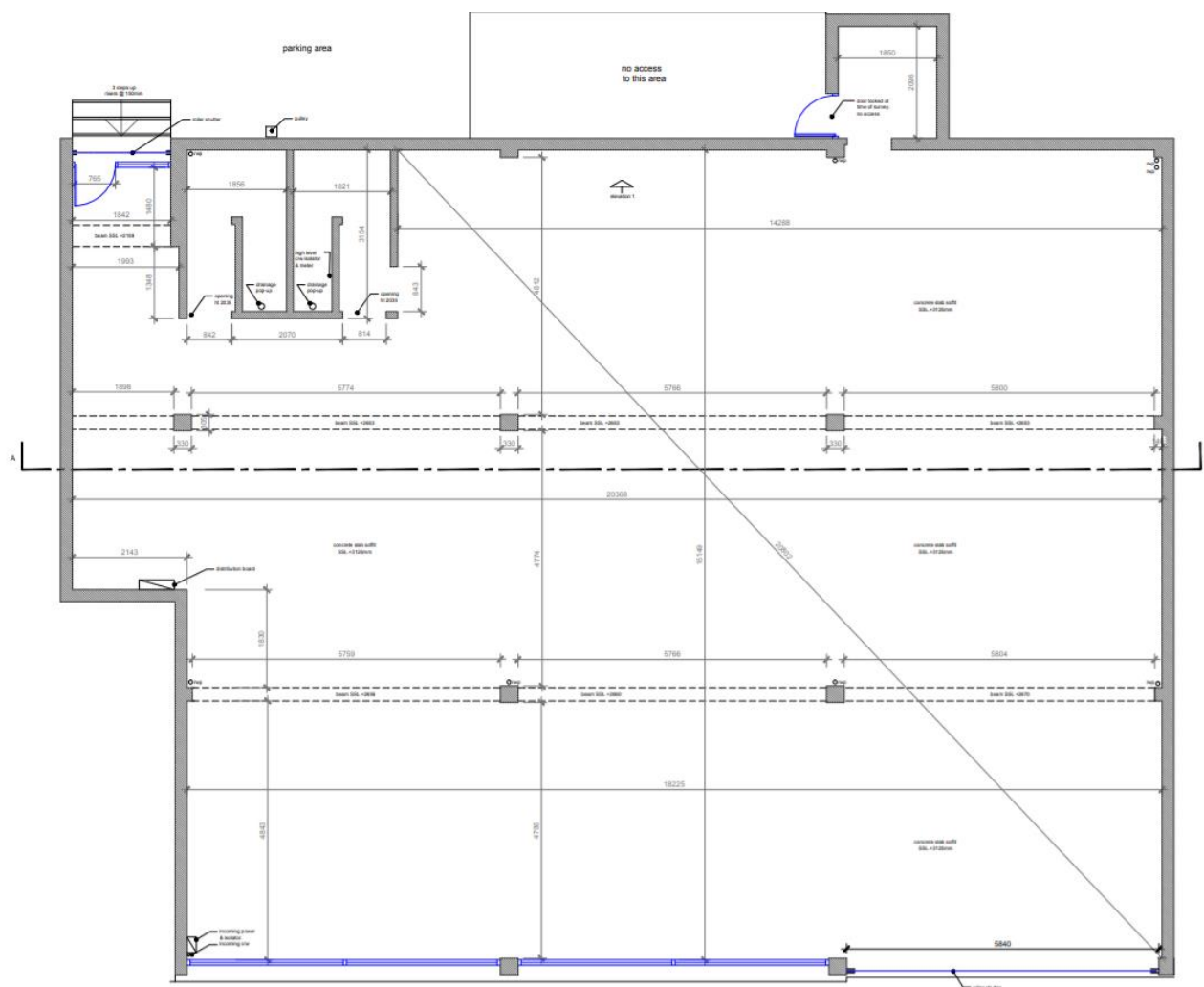
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