

# TO LET

A3 RETAIL

GROUND FLOOR, YORK CHAMBERS, YORK  
STREET, SWANSEA, SA1 3LZ



- RESTAURANT WITH 50 COVERS PLUS ADDITIONAL EXTERNAL SEATING AREA
- ESTABLISHED CITY CENTRE LOCATION
- CLOSE PROXIMITY TO MAIN LEISURE QUARTER
- PROMINENT RETURN FRONTAGE

OFFERS IN THE REGION OF  
**£25,000 PA**

# GROUND FLOOR, YORK CHAMBERS, YORK STREET, SWANSEA, SA1 3LZ

## LOCATION

The subject premises is centrally located along York Street, within Swansea City Centre and within the immediate proximity of the established leisure quarter, known as The City Gates. The 'eating-out zone' situated along the junction of Victoria Road, York Street and Wind Street has recently been refurbished to create a more continental-style environment with new external lighting, outdoor seating and attractive street furniture.

The property is also situated directly off the entrance to the large multi-storey NCP Car Park, providing a total of 251 car parking spaces. Additional amenities within close proximity include Vue Cinema, Swansea Waterfront Museum and LC2. We also advise that the proposed £200m Swansea Central Scheme (Phase 1) is less than 500 metres from the subject premises, along Oystermouth Road to the west. The proposed development will comprise a 3,500-seater indoor arena, hotel, plaza and coastal park together with a large number of modern high rise apartments.

## DESCRIPTION

The subject premises comprises a ground floor retail unit, which was previously occupied for use as a restaurant (A3 Use Class).

The premises accommodates the main sales area and an open catering kitchen, which is supported by additional customer w.c. facilities to the rear. The main sales area currently accommodates a range of fixed seating for approximately 50 covers. The remaining ground floor accommodation comprises a large preparation area and ancillary kitchen, together with storage and staff toilet facilities. Additional storage accommodation is also located within the basement, which can be accessed off the rear preparation area.

The subject premises is ideally located for its existing use but we advised that our client is seeking interest from prospective tenants intending to acquire the premises for use as a wine bar and restaurant to support the high quality boutique apartments recently developed over the upper floors.

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

**Sales Area: 101.04 sq.m (1,087.59 sq. ft.)**  
*with open catering kitchen/ servery to the side elevation.*

Internal Width: 7.48m (24'7")  
Shop Depth: 15.48m (50'10")

Customer W.C. Facilities  
*with ladies and gents toilets*

Ancillary: 34.54 sq.m (371.78 sq. ft.)

Preparation Area: 3.80m x 6.69m

Storage: 1.47m x 4.51m

Staff W.C. Facilities

## RATES

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

**Rateable Value (2017): £23,500**

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](http://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).

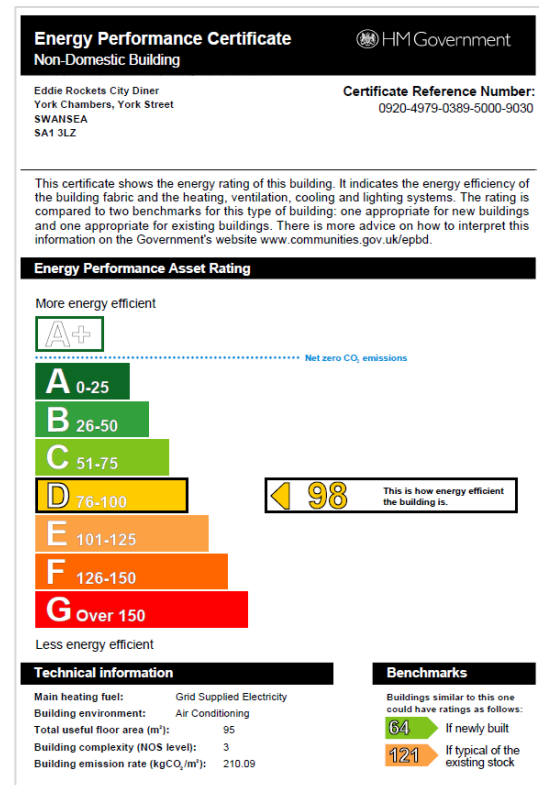
## Terms & Tenure

Our client's interest is available by the way of a new effective full repairing and insuring lease under terms to be negotiated.

## 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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