

TO LET

CAFÉ AND RESTAURANT

626 MUMBLES ROAD, MUMBLES,
SWANSEA, SA3 4EA



- FULLY FITTED CAFÉ AND RESTAURANT (30-32 COVERS)
- POPULAR TRADING LOCATION WITHIN MUMBLES
- PROMINENT POSITION FRONTING SWANSEA BAY
- 55.80 SQ.M (600.63 SQ. FT.)

OFFERS IN THE REGION OF
£14,900 PA

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LOCATION

The premises is located directly off Mumbles Road along a prominent position within the popular area of Mumbles, within immediate access to Swansea Bay and the Mumbles circular walk and cycle path. This circular walk takes you around the Mumbles headland on the western edge of Swansea Bay, just south of Swansea.

The subject premises also benefits from immediate access off the main A4067, providing good lines of communication to Swansea City Centre, which is approximately 4 miles away in a northerly direction.

The premises is therefore ideally located for its intended use within ease of access to popular amenities, which affords a good footfall and ongoing passing trade.

DESCRIPTION

The subject premises comprises an end terraced commercial unit which accommodates a fully fitted ground floor cafe and restaurant.

Internally, the premises comprises the main sales retail area to the front, which is arranged over a split level via a number of steps, providing various seating for approximately 30-32 covers in total. The sales area can be accessed directly off the main pedestrian walkway to the front via the bay window over the front elevation. The ancillary sales area over the upper ground floor to the rear accommodates the servery counter, which can also be accessed externally off the side elevation.

The main sales area is also supported by additional customer w.c. facilities and a catering kitchen, which is fully fitted and equipped for its intended use. However, please be advised that although the existing fixture and fittings are available, none of the equipment fitted on site has been tested and all further enquiries will need to be undertaken by the prospective tenant prior to occupation.

No designated parking facilities are available on site but we advise that adequate public parking facilities are located within close proximity.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Sales Area: 18.37 sq.m (197.79 sq. ft.)
with sales area to front, accessed off the bay window to the front, providing seating for approximately 18 covers.

Shop Depth: 3.87m (12'8")
Internal Width: 4.06m (13'2")

UPPER GROUND FLOOR

Servery/ Sales Area: 20.33 sq.m (218.83 sq. ft.)
accessed off the side elevation or internally via a number of steps off the ground floor sales, with servery area and various seating for approximately 14 covers.

Customer W.C. Facilities

Catering Kitchen: 11.12 sq.m (119.73 sq. ft.)
fully fitted and equipped for its intended use (equipment not tested).

Store Area: 5.98 sq.m (63.89 sq. ft.)
accessed internally off the kitchen or externally off the rear lane. The subject also accommodates an additional external storage shed, which can be accessed to the rear

RATES

The Rateable Value for the subject premises is as follows.

Rateable Value (2017): £10,750

From April 2018 the Welsh Government will set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2020-21 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2020. Rates relief for small business with a rateable value up to £6000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

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 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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