HUNT& THORNE
CHARTERED SURVEYORS

01792 776600
huntandthorne.com

40 ST JAMES CRESCENT SWANSEA SA1 6DR

D1 PLANNING USE (CLINIC/NURSERY/ EDUCATION/ WORSHIP)

TO LET
£17,500PA

- FLEXIBLE ACCOMMODATION TO SUIT A RANGE OF OCCUPIERS, INC. DAY NURSERY, MEDICAL HEALTH SERVICES, EDUCATION, PUBLIC WORSHIP
- POTENTIAL OFFICE USE (SUBJECT TO CHANGE OF USE)
- CITY CENTRE LOCATION
- ACCOMMODATION OVER THREE FLOORS
- 265 SQ M (2,859 SQ FT)
- FLEXIBLE LEASE TERMS AVAILABLE

AGENCY - PROPERTY MANAGEMNENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISTITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG
1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

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LOCATION
The property is located fronting St James Crescent, a side road off Walter Road, which provides access from the residential suburbs of Dunvant, Killay and Sketty to the city centre. The majority of the neighbouring occupiers comprise of office users such as architects, accountants and solicitors.

DESCRIPTION
The property comprises a three-storey main building with basement and rear stores. The premises have been extended over recent years with a conservatory type building to the ground floor. A small forecourt exists to the front, with garden areas to the rear.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	104.81	1,128
First Floor	62.63	674
Second Floor	42.06	453
Basement	20.12	217
Rear Store	36.01	388
Total	**265.63**	**2,859**

TERMS
Available on new FRI lease on terms to be agreed.

RENT
£17,500 pax

RATEABLE VALUE
£13,500
For business rating information visit the Valuation Office Agency at www.voa.gov.uk

BUILDING INSURANCE
The property is to be continued to be insured by the landlord, who will recover the premium cost back from the tenant.

EPC
C74
CN: 9514-3090-0518-0390-9095

VAT
All prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS
Each Party responsible for their own costs

VIEWING
For further information or to arrange a viewing, please contact the sole agents:

JASON THORNE
jason@huntandthorne.com
07387 188482

WILL HUNT
will@huntandthorne.com
07557 090164

May 2021

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG
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