HUNT& THORNE
CHARTERED SURVEYORS

01792 776600
huntandthorne.com

GROUND FLOOR
69 PENTREGUINEA RD
ST THOMAS
SWANSEA
SA1 8DJ

RETAIL SHOP

TO LET
£6,500 PAX

- CORNER RETAIL UNIT
- PROMINENT LOCATION WITH FRONTAGE TO A4067
- EDGE OF SWANSEA CITY CENTRE
- 34.7 SQ M (373 SQ FT)
- FLEXIBLE LEASE TERMS AVAILABLE
- FORMERLY USED AS A BAKERY
- SUITABLE FOR A VARIETY OF RETAIL USES, SUBJECT TO NECESSARY PLANNING CONSENTS

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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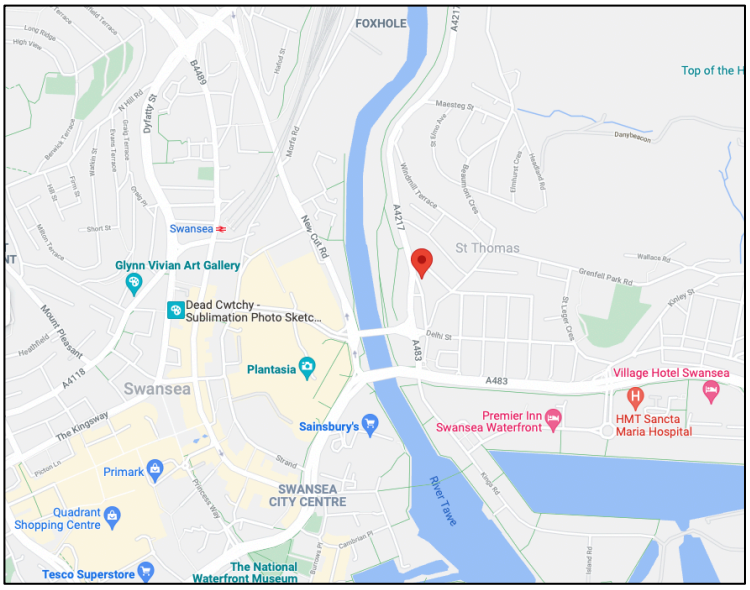

LOCATION
The premises is located fronting a very busy highway, known as A4067, which is one of the main access roads leading from Swansea city centre, to commercial centres such as Swansea.com Stadium, Morfa Retail Park and the Enterprise Park. The retail unit is located in a corner position fronting Pentreguinea Road and Benthall Place.

DESCRIPTION
The premises occupies part ground floor of an end of terrace property, which comprises of three storeys, rendered elevations, beneath a concrete tiled roof.

ACCOMMODATION
Retail area: 21 sq m (226 sq ft)
Storage: 13.7 sq m (147 sq ft)
Total: 34.7 sq m (373 sq ft)

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

ASKING RENT
£6,500 pax

RATEABLE VALUE
£2,225
UBR for Wales is 0.535 in the £
For business rating information visit the Valuation Office Agency at www.voa.gov.uk

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM
The tenant to contribute to the joint maintenance of the external part of the property via a service payment. The landlord to continue to insure and recover the proportional premium cost from the tenant.

EPC
To be provided

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

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

January 2022

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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