

GROUND FLOOR 4 ST HELENS ROAD

SWANSEA | SA1 4AN

**HUNT &
THORNE**

CHARTERED SURVEYORS

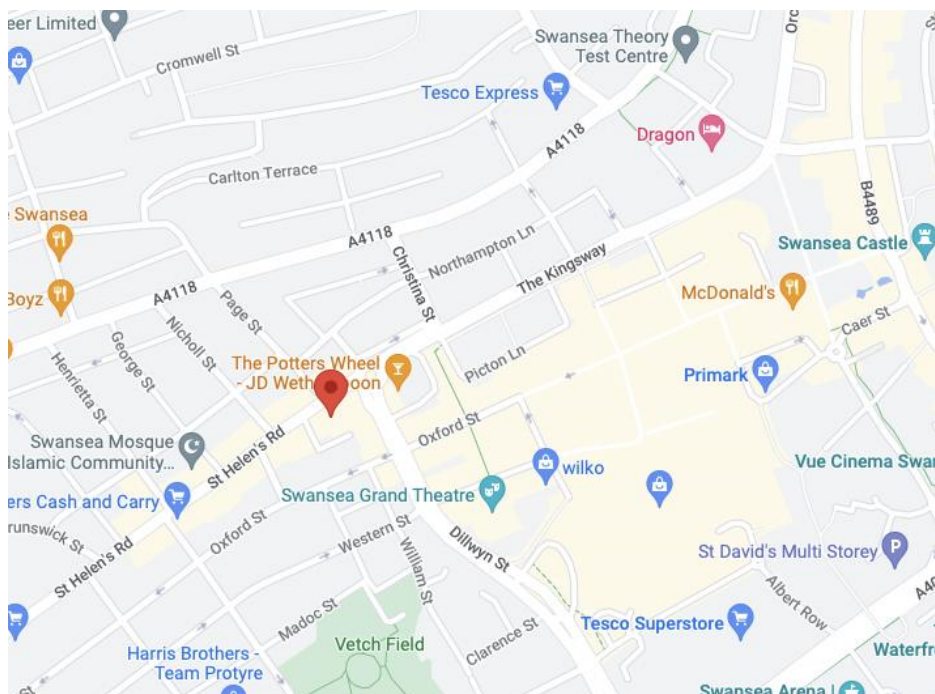


A3/RETAIL PREMISES TO LET

- FORMER SUBWAY PREMISES
- CITY CENTRE LOCATION
- A3 CONSENT
- 34 SQ M (369 SQ FT)
- RENT £10,000 PAX

LOCATION

The property is located in the heart of the food and drink location on the fringe of Swansea city centre, close to the lower Kingsway roundabout. The area is a mixed retail / A3 / residential and student location, to the west of Swansea.



DESCRIPTION

The property forms part of the part front ground floor of a two storey terraced premises, with a pitched roof.

ACCOMMODATION

Ground Floor retail/serving	23.00 sq m	248 sq ft
Ground Floor Kitchen/freezer	11.24 sq m	121 sq ft
Total:	34.24 sq m	369 sq ft

RATEABLE VALUE

£7,600

UBR for Wales 2022/23 is 53.5p in the £

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

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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LEASE TERMS

The property is available on a new lease on terms to be agreed.

RENT

£10,000 pax

SERVICE CHARGE & BUILDING INSURANCE

The tenant to contribute to the maintenance of the external part of the property via a service charge agreement. The landlord to insure and recover the premium cost from the tenant.

EPC

TBA

VAT

The prices quoted are excluding vat. Our client reserves the right to charge vat on all payments.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact Hunt & Thorne Chartered Surveyors.

JASON THORNE

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WILL HUNT

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August 2022

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