

UNIT 3 QUADRANT GATE

23 NELSON STREET | SWANSEA | SA1 3QE

**HUNT &
THORNE**

CHARTERED SURVEYORS



**RETAIL SHOP
TO LET**

- EDGE OF PRIME RETAIL PITCH
- 25.25 SQ M (272 SQ FT)
- CLOSE TO WH SMITH & THE QUADRANT
- FLEXIBLE TERMS AVAILABLE
- RENT £1,000 PCM

LOCATION

The property is located on the corner of Plymouth Street and the southern end of Union Street adjacent to the entrance to the Quadrant Centre and near to the entrance to the Indoor Market. Neighbouring occupiers include Santander, Burger King, Vodafone, WH Smiths and Pandora. The location is considered an edge of prime retail pitch within Swansea City Centre.



DESCRIPTION

The unit is one of four retail outlets, forming part of the former Quadrant Gate Pub. The building occupies an extremely prominent corner position, within a two and three storey development, beneath a flat and pitched roof. Independent access and facilities are provided to each retail unit.

ACCOMMODATION

Ground Floor Sales:	21.78 sq m	234 sq ft
Ground Floor Kitchen & WC	3.47 sq m	38 sq ft
Total:	25.25 sq m	272 sq ft

RATEABLE VALUE

£TBA

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 effective full repairing and insuring lease on terms to be agreed.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

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

RENT

£12,000 pax

EPC

TBA

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

FURTHER INFORMATION

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

JASON THORNE

jason@huntandthorne.com
07387 188482

WILL HUNT

will@huntandthorne.com
07557 090164

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