

# SHOWROOM PREMISES

CARMARTHEN ROAD | SWANSEA | SA5 8LW

**HUNT &  
THORNE**

CHARTERED SURVEYORS

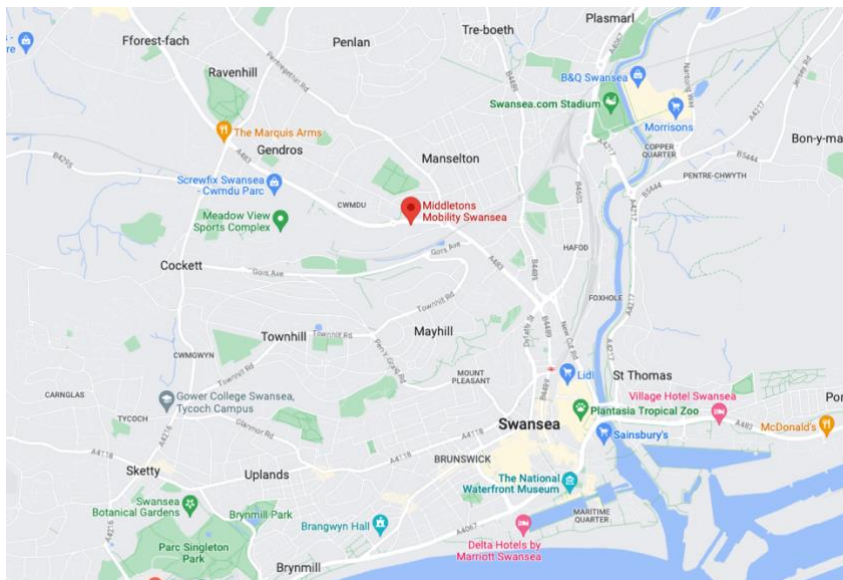


## SHOWROOM PREMISES TO LET

- PROMINENT ROADSIDE LOCATION
- GROUND & FIRST FLOOR RETAIL SHOWROOM
- 573 SQ M (6,163 SQ FT)
- FORMER MIDDLETONS, PREV TRADED AS CAR SALES SHOWROOM
- RENT £49,950 PAX

## LOCATION

The property is located in a prominent position, siding on to the dual carriageway, leading into Swansea City Centre from the western suburbs and J47 of the M4 motorway. The property lies approx three miles north of the city centre and four miles south of J47 of the M4 motorway. Prominent occupiers in the immediate vicinity include Sytner BMW and Mini, Wickes, Boots Opticians, Enterprise-Rent-A-Car and Speedy Hire.



## DESCRIPTION

The property comprises of a very prominent two storey showroom facility, with a full glass fronted elevation, facing the main dual carriageway. Forecourt car parking exists to the front of the property, with loading to the rear.

## ACCOMMODATION

Ground Floor Showroom	157.5	1,695
Ground Floor Office	51.4	553
Ground Floor Workshop	251.0	2,698
First Floor Showroom	113.1	1,217
<b>Total GIA:</b>	<b>573.0 sq m</b>	<b>6,163 sq ft</b>

## RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a Rateable Value of £45,000  
UBR for Wales 2023/24 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

£49,950 pax

## SERVICE CHARGE & BUILDING INSURANCE

The tenant to pay the service charge towards the upkeep of the external common areas of the estate. The landlord to insure and recover the premium cost from the tenant.

## EPC

To be advised

## 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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March 2023