

67 WALTER ROAD

WALTER ROAD | SWANSEA | SA1 4PT

**HUNT &
THORNE**

CHARTERED SURVEYORS

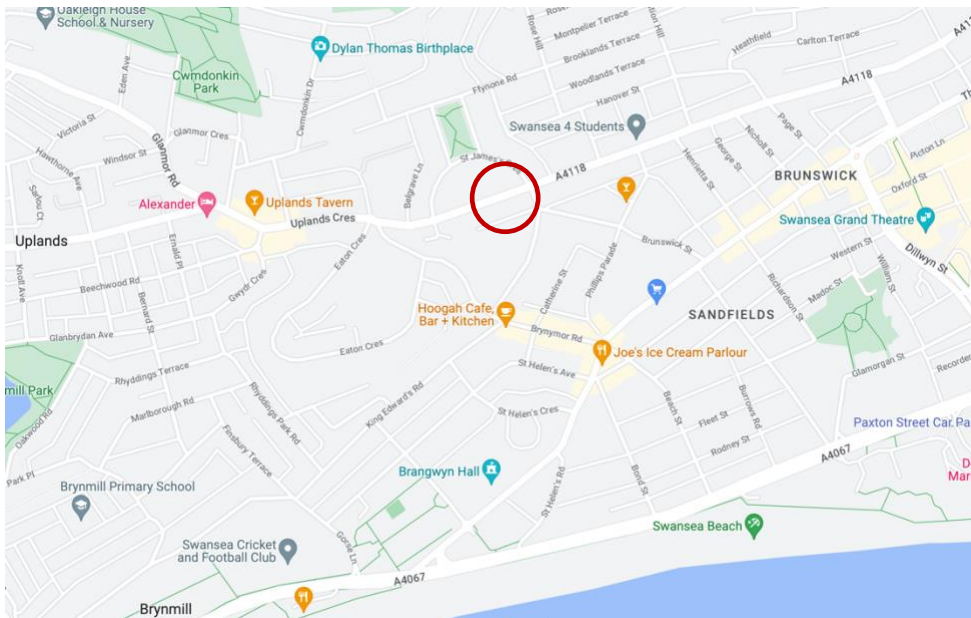


**A3 PREMISES
TO LET**

- GROUND FLOOR A3 UNIT
- 1,140 SQ FT
- PROMINENT ROADSIDE LOCATION
- RENT - £15,500PAX

Location

The property is located on the outskirts of the popular Uplands suburb of Swansea, approximately one mile north-west of Swansea City Centre. The location is well known for its café, restaurant, and bar culture. Whilst the subject property is not located in the prime pitch of Uplands, the position is still prominent with good frontage to Walter Road.



DESCRIPTION

The property comprises a self-contained ground floor restaurant forming part of a three-storey terraced building. The accommodation is set to a large open plan restaurant area with separate kitchen and staff facilities.

ACCOMMODATION

Total:	105.85 SQ M	1140 SQ FT
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RATEABLE VALUE

£11,250

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 new lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

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

RENT

£15,500pax

EPC

VAT

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

Legal Costs

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

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

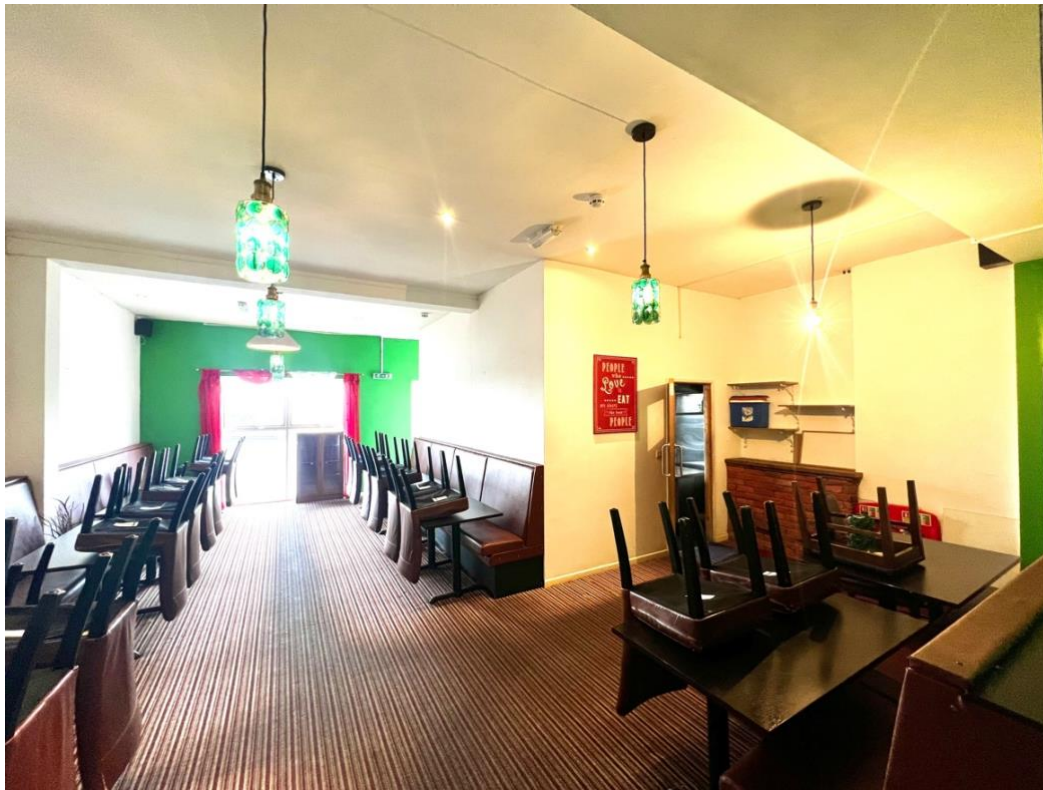
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March 2023



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