

# OLD NATWEST BANK

KINGSWAY | SWANSEA | SA5 4DJ

**HUNT &  
THORNE**

CHARTERED SURVEYORS



**RETAIL UNIT  
FOR SALE**

- REATIL UNIT (STANC)
- 450 SQ FT UNIT
- CLOSE TO A4067 & M4
- RENT £5,250 PAX
- OFFERS IN THE REGION £55,000

## LOCATION

The property fronts Kingsway, the main arterial route through Swansea West Industrial Estate. Good transport links to Swansea City Centre (c.3.5 miles) and J47 M4 (2 miles). Parc Fforestfach Retail Park (home to Next, Tesco and M&S) is located in close proximity.

## DESCRIPTION

The property is a self-contained unit comprising of 2 separate rooms including a bathroom. The building has a fence that surrounds the perimeter of the unit.

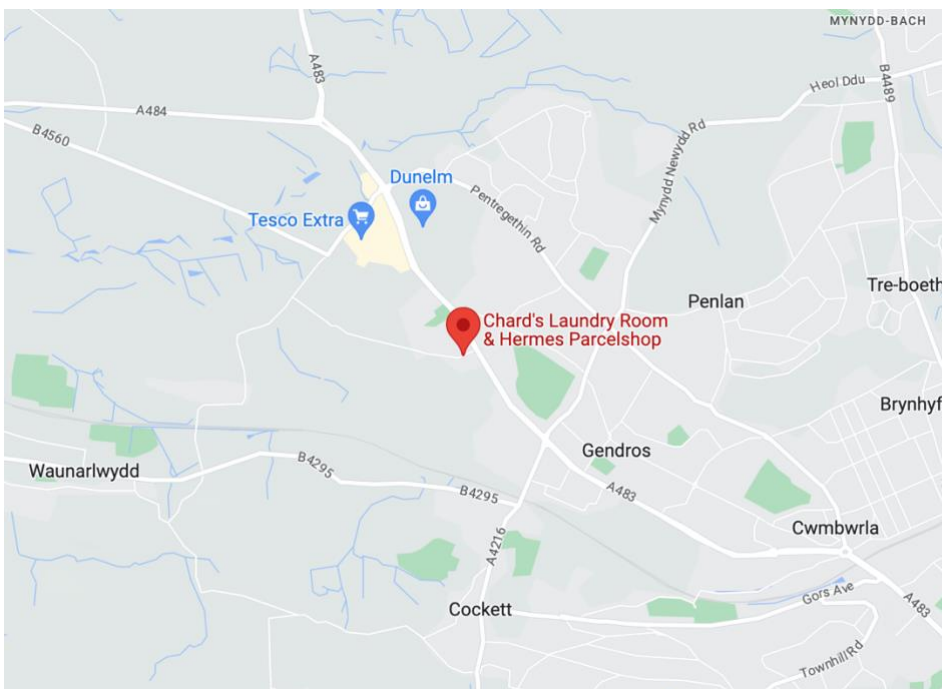
## ACCOMMODATION

Total:	41.80 SQ M	450 SQ FT
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## RATEABLE VALUE

£TBC

UBR for Wales 2023/25 is 0.535 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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## TENURE

We have been informed the property is held Freehold.

## PRICE

Offers in the region of £55,000

## EPC

TBC

## 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 selling agents Hunt & Thorne Chartered Surveyors.

### JASON THORNE

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### MATTHEW SIMS

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May 2023



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