

# UNIT 2 SOUTH QUAY

SA1 SWANSEA WATERFRONT | SWANSEA | SA1 8AH

**HUNT &  
THORNE**

CHARTERED SURVEYORS



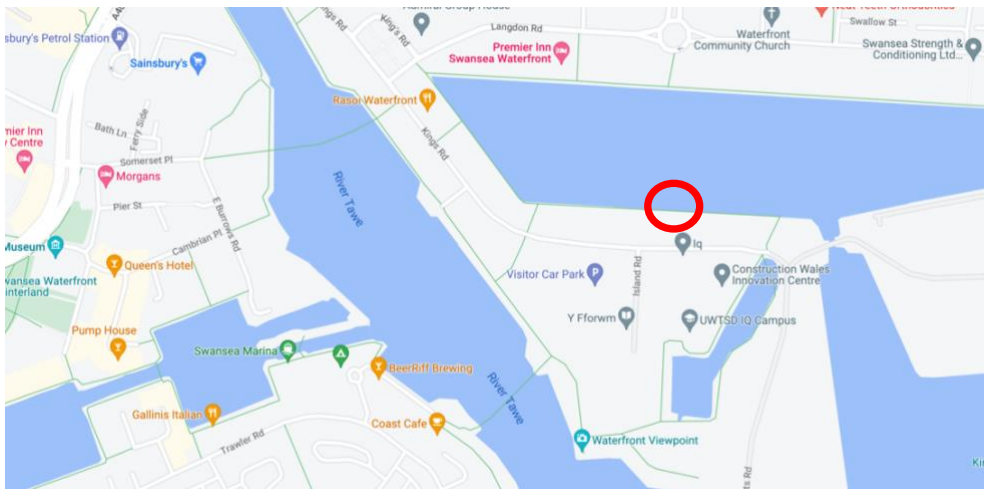
**RETAIL/A3**  
**TO LET**

- MODERN PREMISES WITH A3 USE (ALSO SUITABLE FOR OTHER USES SUBJECT TO NECESSARY PLANNING CONSENTS)
- 139 SQ M (1,500 SQ FT)
- POPULAR WATERFRONT LOCATION
- RENT £15,000 PAX

## LOCATION

The property is located within the South Quay development on King's Road, a prestigious mixed-use project developed over the past ten years. This development is included in the regeneration of the former prince of Wales dock.

Swansea waterfront is continually growing commercial and residential area. The development includes many large residential complexes and student accommodation. The property has specifically been developed to compliment and service the residential unit within the development and other residential and business occupiers in this expanding development.



## DESCRIPTION

The property comprises a ground self-contained floor steel frame unit, fronting onto the prince of Wales dock. A large glass front unit with aluminium frames. Open plan with shell for WC/staff facilities and kitchen.

The accommodation is ideally configured for a café/restaurant but would also lend itself to a variety of other uses subject to obtaining the necessary planning consents.

## ACCOMMODATION

Ground Floor:	139.35 Sq M	1500 Sq Ft
<b>Total:</b>	<b>139.35 Sq M</b>	<b>1500 Sq Ft</b>

## RATEABLE VALUE

To be accessed

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

£15,000 pax

The Tenant is also required to pay service charge in respect of the building and communal areas, plus building insurance. Cost TBC

## EPC

TBC

## 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.

## MATTHEW SIMS

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## WILL HUNT

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August 2023



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