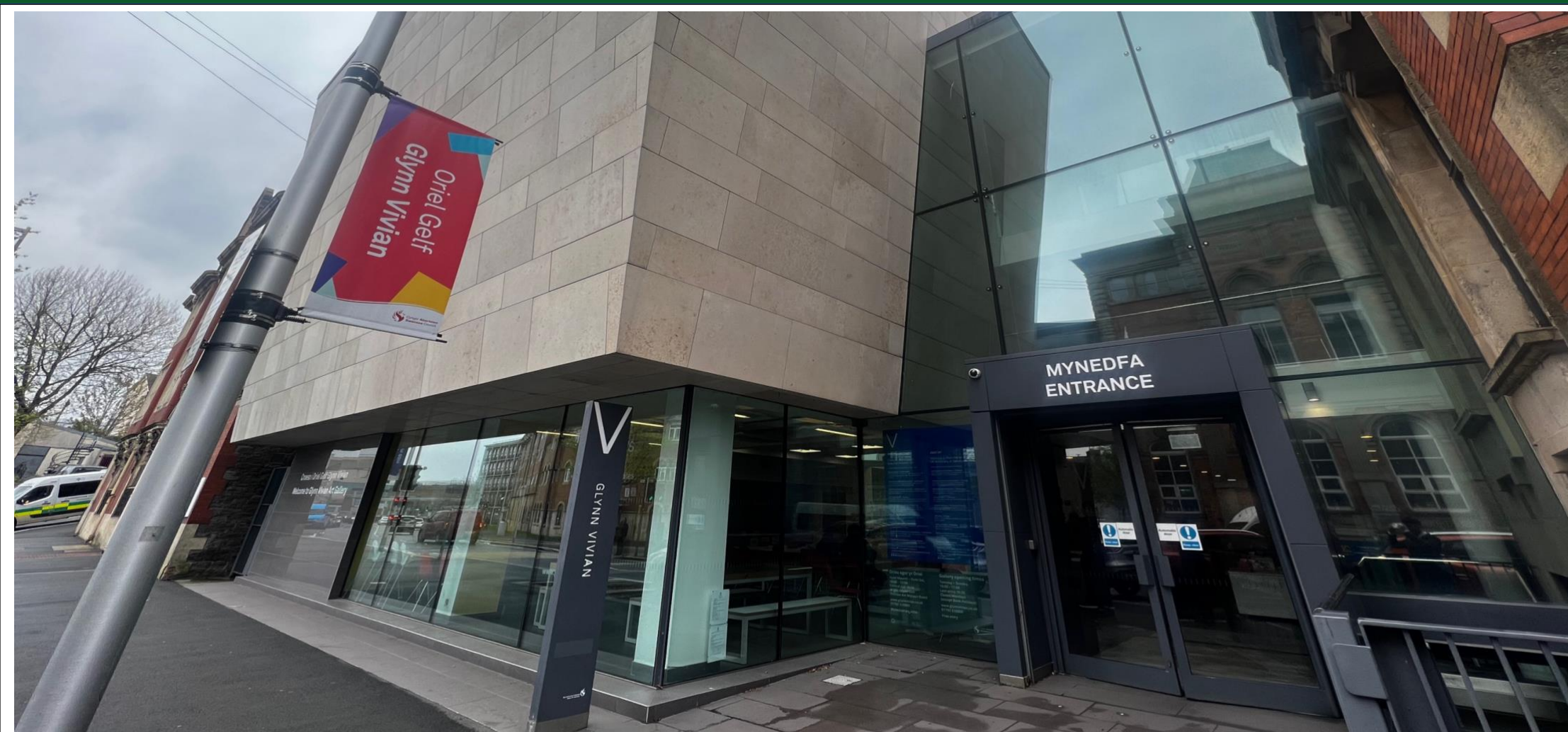


A3 OPPORTUNITY AT GLYNN VIVIAN

ALEXANDRA ROAD | SWANSEA | SA1 5DZ

**HUNT &
THORNE**

CHARTERED SURVEYORS



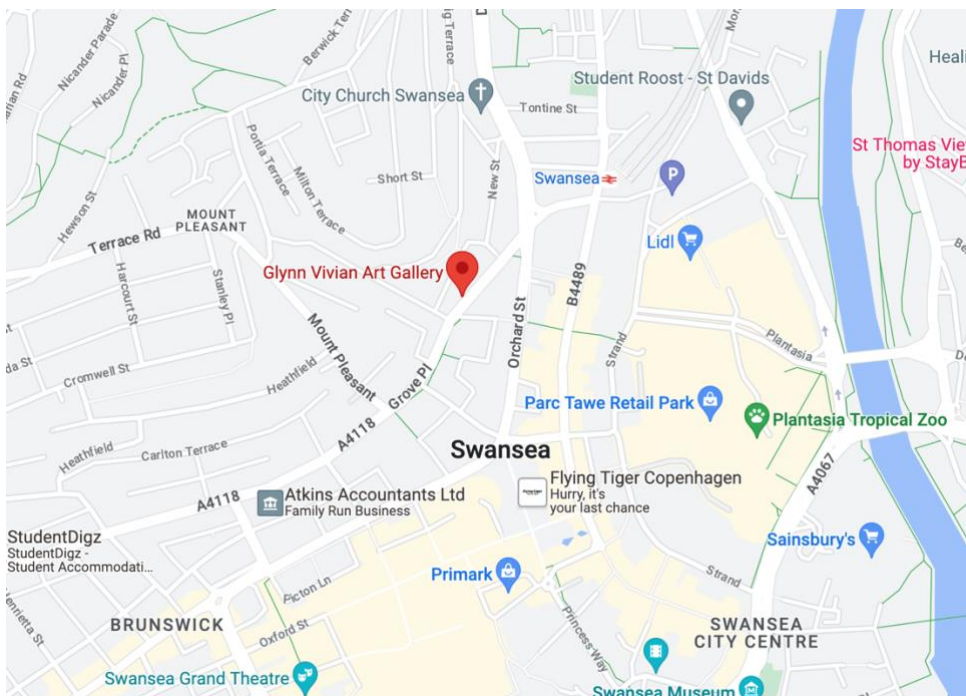
A3 CAFE | TO LET

£5,500PAX

- LOCATED WITHIN THE GLYNN VIVIAN ART GALLERY
- PROMINENT LOCATION
- 320 SQ FT

LOCATION

The Glynn Vivian Art Gallery is the public art gallery run by the City and County of Swansea. The gallery is situated in Alexandra Road, near Swansea railway station, opposite the old Swansea Central Library. Prominent occupier in the immediate vicinity includes BBC Cymru Wales, Swansea College of Art, University of Wales Trinity St. David's, Llys Glas Student Homes, Swansea Police Station and Alexandra House Office Development.



DESCRIPTION

A café workstation within the Glyn Vivian Art Gallery with a small storage area. A full seating area is shared with the Art Gallery.

ACCOMMODATION

CAFÉ + STORE

Total: 30.1 SQ M (320 SQ FT)

RATEABLE VALUE

No current business rates are payable. But if an independent assessment was created for the café, then occupier to be responsible for payment.

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

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEASE TERMS

The lease to be constructed outside the security of the tenant of the L+T Act 1954 Part II.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

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

RENT

£5,500 pax

FIXTURES & FITTINGS

The property is already fitted out as a café. The fixtures and fittings could be made available with the letting on terms to be agreed.

EPC

Energy Rating – B

CN-0699-0736-4630-3200-2603

VAT

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

COSTS

The in going tenant to pay for the legal and agents cost for the landlord.

FURTHER INFORMATION

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

JASON THORNE

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MATTHEW SIMS

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07825 372503

July 2023

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