

# BASEMENT AT 67 WALTER ROAD

WALTER ROAD | SWANSEA | SA1 4PT

**HUNT &  
THORNE**

CHARTERED SURVEYORS

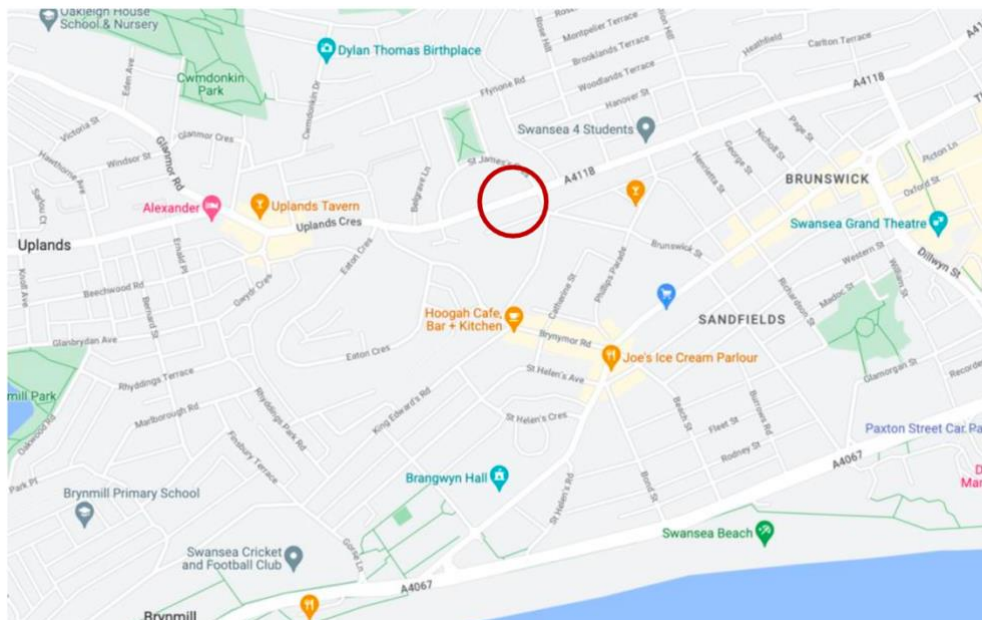


**OFFICE SUITE  
TO LET**

- OFFICE SUITE
- 946 SQ FT
- PROMINENT ROADSIDE LOCATION
- RENT - £7,000 PAX

## 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 being business hub for many companies such as St. James Veterinary Group, Tonner Johns Ratti Solicitors, W. Parry and Co Solicitors. 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 basement office forming part of a three-storey terraced building. The accommodation is set to a large open plan area.

- **CAR PARKING**
- **FRONT AND REAR ACCESS**

## ACCOMMODATION

<b>Total:</b>	<b>87.89 SQ M</b>	<b>946 SQ FT</b>
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## RATEABLE VALUE

£2,800

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 building via a service charge payment. The landlord to continue to insure and recover the premium cost from the tenant.

## RENT

£7,000pax

## EPC

TBC

## 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.

### JASON THORNE

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### MATTHEW SIMS

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February 2024



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