

508 MUMBLES ROAD
MUMBLES | SWANSEA | SA3 4BU

**HUNT &
THORNE**
CHARTERED SURVEYORS



RETAIL PREMISES

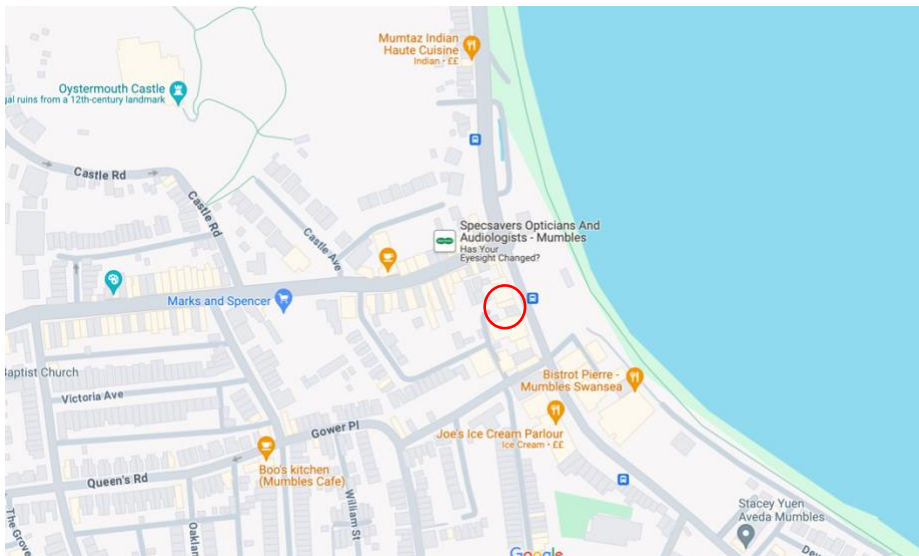
TO LET

- SELF-CONTAINED GROUND FLOOR SHOP
- PRIME RETAIL PITCH ON POPULAR MUMBLES ROAD
- GROUND FLOOR SALES 524 SQ FT (48.64 SQ M)
- NEW LEASE AVAILABLE
- ASKING RENT £17,500 PAX

LOCATION

The property is located in the main retail pitch of Mumbles, occupying a prominent position on Mumbles Road close to the junction with Newton Road. Neighbouring occupiers include Greggs, Oyster Cabs, Joe's Ice Cream Parlour, FatFace Clothing Shop & Croeso Lounge.

Mumbles is a popular seaside village located approximately four miles west of Swansea City Centre. It is considered one of the more desirable areas of Swansea Bay. The location is supported by a strong local community together with a large volume of tourists visiting year-round, but particularly during the summer months.



DESCRIPTION

The property comprises a ground floor lock-up shop. Internally, the accommodation is set to suspended ceiling, inset lighting and newly plaster boarded walls. The premises also provides a WC and Kitchenette to the rear. Pedestrian access is provided directly from the pavement of Mumbles Road. Rear loading access is provided at the rear via the car park.

ACCOMMODATION

Total:	48.64 SQ M	524 SQ FT
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RATEABLE VALUE

£13,500

UBR for Wales 2024/25 is 0.562p in the £

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

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 property is available on new full repairing and insuring terms for a minimum period of three years.

ASKING RENT

£17,500 pax

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 letting agents Hunt & Thorne Chartered Surveyors.

WILL HUNT

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MATTHEW SIMS

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March 2024

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