

# UNIT 2 QUADRANT GATE

NELSON STREET | SWANSEA CITY CENTRE | SA1 3QE

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



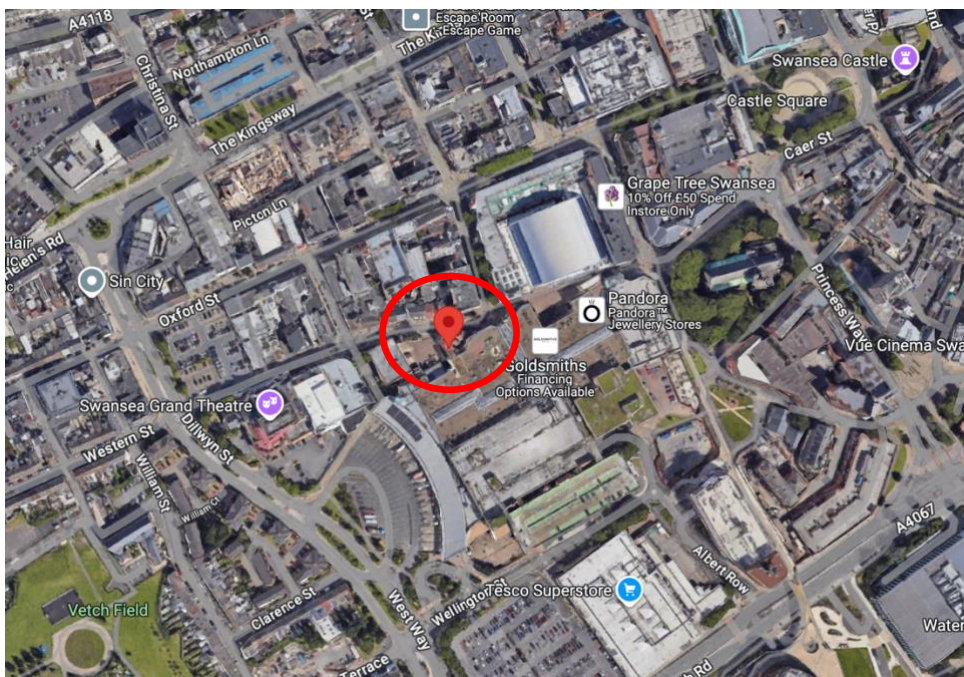
## RETAIL PREMISES

# TO LET

- PROMINENT RETAIL UNIT
- CITY CENTRE LOCATION
- FLEXIBLE LEASE TERMS
- 112.78 SQ M (1,214 SQ FT)
- £17,500 PAX

## LOCATION

The property is located within the Quadrant Gate retail development, which houses four retail units, located on the corner of Nelson Street and Union Street, close to the entrance of the Quadrant Shopping Centre and an entrance to Swansea Indoor Market. Neighbouring occupiers include Santander, Burger King, Vodafone, WH Smiths and Pandora.



## DESCRIPTION

The unit is one of four retail units, forming part of the former Quadrant Gate Pub. The development occupies an extremely prominent corner position, within a part two and three storey building, beneath pitched and flat roofs. Independent access is provided to each unit. The premises previously traded as a hairdresser.

## ACCOMMODATION

<b>GROUND FLOOR REATIL AREA:</b>	54.63 SQ M	588 SQ FT
<b>GROUND FLOOR KITCHEN:</b>	3.34 SQ M	36 SQ FT
<b>FIRST FLOOR OPEN AREA:</b>	22.76 SQ M	245 SQ FT
<b>FIRST FLOOR KITCHEN:</b>	4.46 SQ M	48 SQ FT
<b>FIRST FLOOR 2 INNER ROOMS:</b>	27.59 SQ M	297 SQ FT
<b>TOTAL:</b>	112.78 SQ M	1,214 SQ FT

## RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office web site, that the property has a rateable value of £18,750

UBR for Wales 2024/25 is 56.2p in the £.

Interested parties are asked to verify this information, by making direct contact with the local rating authority.

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

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

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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 external part of the property maintenance via a service charge payment. The landlord to insure and the recover the proportional costs from the tenant.

## RENT

Offers in the region of £17,500 pax

## EPC

To be Provided.

## VAT

VAT is payable 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.

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AUGUST 2024