4 ALEXANDRA ROAD,

GORSEINON | SWANSEA | SA4 4NW

HUNT & THORNE
CHARTERED SURVEYORS

RETAIL PREMISES

TO LET/MAY SELL

- RETAIL PREMISES IN THE PRIME RETAIL AREA OF GORSEINON TOWN CENTRE
- PARKING AVAILABLE TO THE REAR OF THE PREMISES
- CLOSE TO J47 OF THE M4
- 398.18 SQ M (4,286 SQ FT)
- ASKING RENT £17,500PAX

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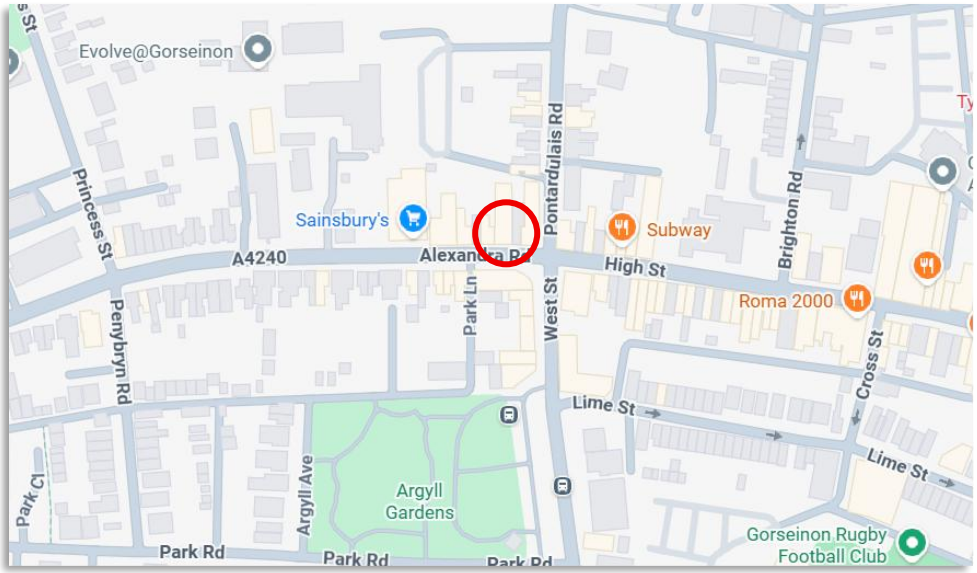
LOCATION

The property is located on the established Alexandra Road, Gorseinon which is the prime retail pitch through Gorseinon town centre. Excellent transport links to J47 motorway. Prominent occupiers in the immediate area include Post Office, Well Pharmacy, Sainsbury's, Travel House, Principality and Lloyds Bank.



DESCRIPTION

A mid-terrace three-storey retail premises benefitting from a prominent ground floor sales area together with additional retail accommodation to the first floor, accessed via a central stairwell. The property provides generous ancillary and storage accommodation across the ground, first and second floors, in addition to staff kitchen and WC facilities.

Externally, the premises benefits from rear access via an unnamed service lane leading to a small open parking area.

ACCOMMODATION

TOTAL:	398.18 SQ M	4,286 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £16,250.

UBR for Wales 2026/27 is 50.2p in the £.

Interested parties are asked to verify this information, by directly contacting the local rating authority.

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LEASE TERMS
The property is available on new flexible lease terms.

BUILDING INSURANCE PREMIUM
The landlord to continue to insure and recover the premium cost from the tenant.

ASKING RENT
£17,500pax

EPC
To be provided.

VAT
All prices are quoted exclusive of VAT.

LEGAL COSTS
Each party to pay their own legal costs on this transaction.

ANTI MONEY LAUNDERING REGULATIONS
Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

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

MATTHEW SIMS
matthew@huntandthorne.com
07825 372503

JASON THORNE
jason@huntandthorne.com
07387 188482

September 2026

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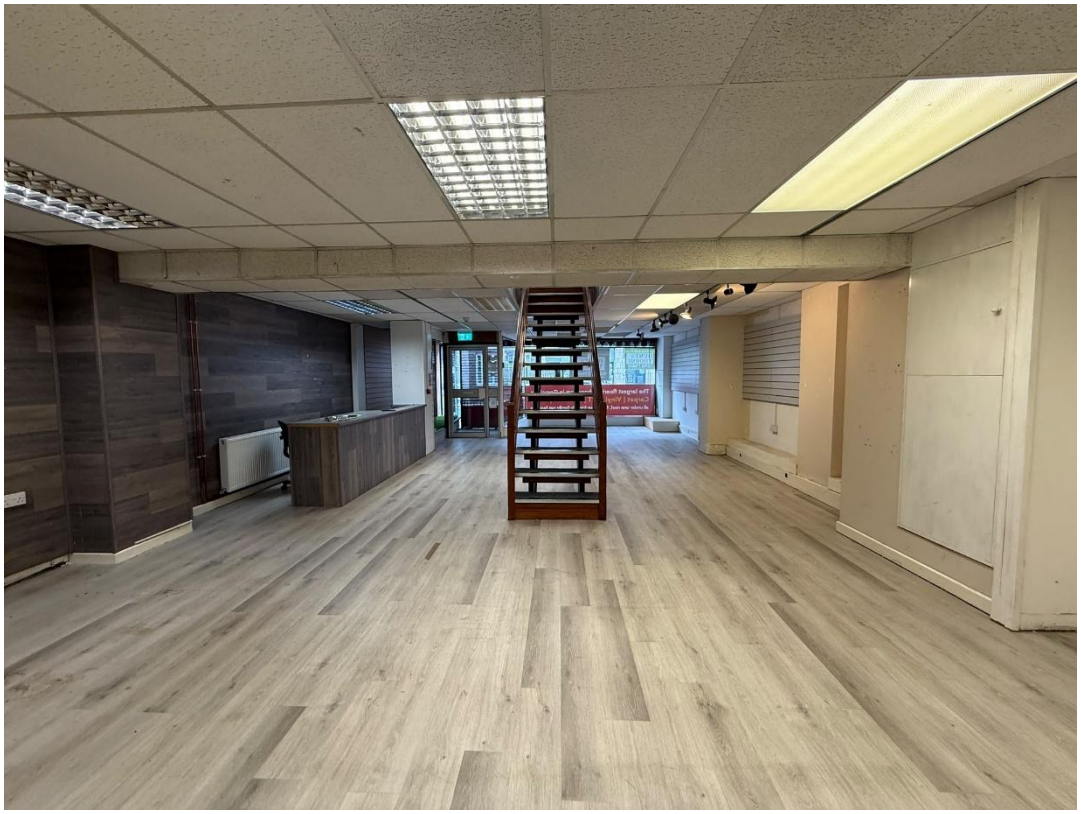

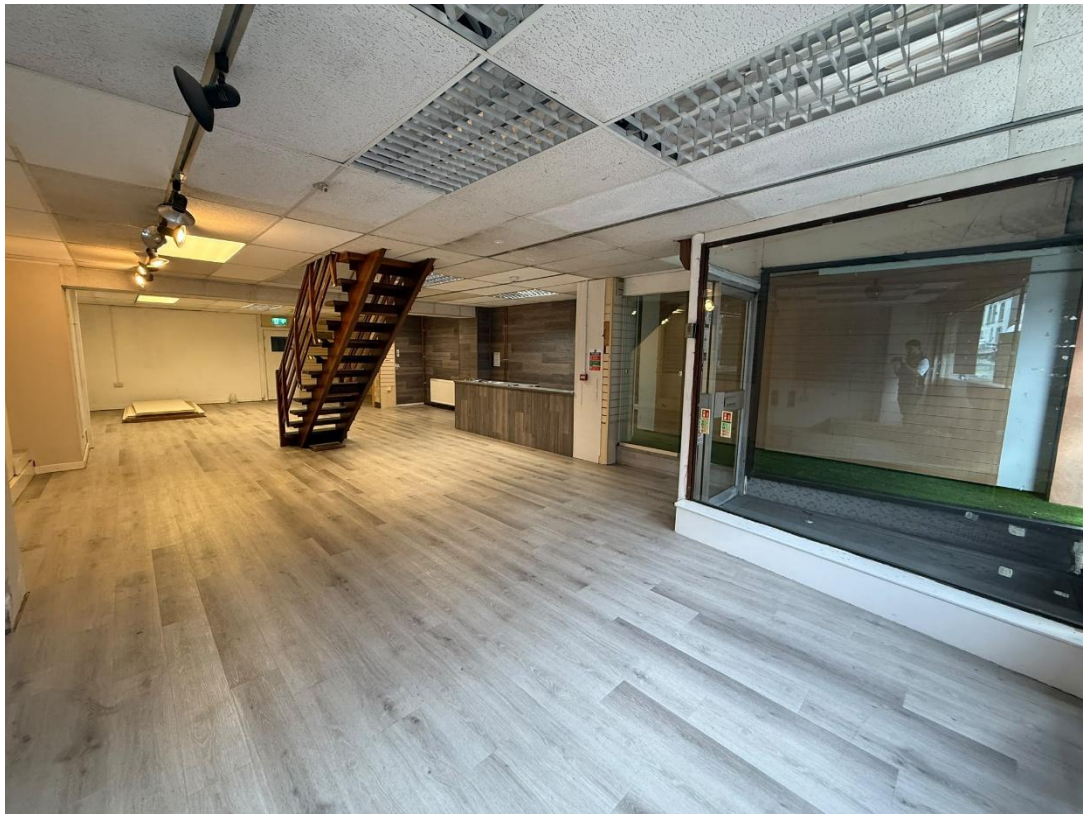

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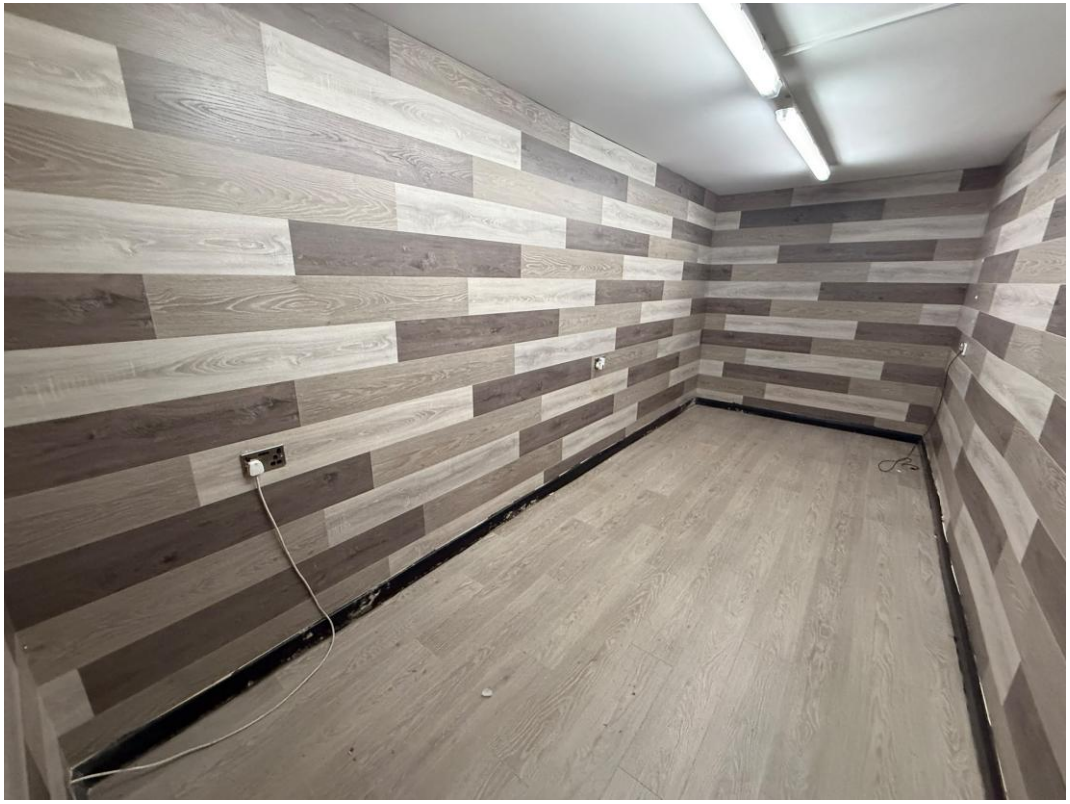

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