

TO LET

A2 RETAIL/ OFFICE

2 De La Beche Street, Swansea,
SA1 3EY



- THREE STOREY OFFICE UNIT ALONG PROMINENT MAIN ROAD POSITION
- NET INTERNAL AREA – 127.61 SQ.M (1,373.59 SQ. FT.)
- WITHIN EASE OF ACCESS TO PRIMARY RETAIL AREAS WITHIN SWANSEA CITY CENTRE
- DESIGNATED PARKING TO REAR FOR 6 PARKING SPACES SUBJECT TO THE PAYMENT OF AN ADDITIONAL PREMIUM OF £1,000 PA

OFFERS IN THE REGION OF
£9,000 PA

LOCATION

The premises is located directly off De La Beche Street.

De La Beche Street is located along the periphery of the Swansea City Centre, which is less than ½ mile distant. All expected services and amenities are within easy reach. There are also some retail users and some of the properties in the vicinity have more recently been converted into Housing in Multiple Occupation.

The subject premises is also located within the immediate proximity to the recently completed Albert Hall development (by Loft Co.), which includes 800-capacity music and entertainment venue.

Swansea is a waterfront City and is the economic centre of the South West Wales region. It has a modern service sector dominated economy and is home to a wide range of national and international companies. The population of the City and County of Swansea is currently estimated at 239,000 (2001 Census) 8% of the total population of Wales. The City has good road and rail links and is connected to the motorway network via the M4.

DESCRIPTION

The subject premises comprises a mid-terraced, three storey office building equating to approximately **127.61 sq.m (1,373.59 sq. ft.)** in total. which is situated along a prominent main road position within Swansea city centre.

At present the subject premises currently accommodates a number of individual office rooms throughout the majority of the building, supported by various staff toilets and kitchen facilities as well as an open plan reception area at ground floor level.

Additional parking facilities are also available to the rear, for a minimum of 6 spaces. This appears to be much larger than what is typically offered on the open market for a building of this size and we generally find that similar office buildings comprise only 2-4 parking spaces in comparison.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 59.22 sq.m (637.44 sq. ft.)

Sales/ Reception: 29.07 sq.m (312.90 sq. ft.)

Shop Depth: 7.61m (24'11")

Net Frontage: 3.39m (11'2")

Ancillary: 30.15 sq.m (324.53 sq. ft.)
which briefly comprises the following.

Rear Corridor
with accessed directly to the rear of the main sales area with doors to.

Private Office: 3.12m x 4.34m

Staff Kitchen: 2.89m x 2.18m

Store Area: 1.73m x 2.44m
accessed off the staff kitchen

W.C. Facilities
Comprising separate ladies and gents w.c. facilities.

FIRST FLOOR

Net Internal Area: 48.30 sq.m (729.58 sq. ft.)

Office 1 (Front): 5.04mx 3.60m

Office 2: 3.15m x 3.55m

W.C. Facilities
Comprising separate ladies and gents w.c. facilities.

Office 3 (Rear): 3.13m x 3.03m
with door to.

Staff Kitchen: 3.17m x 2.31m

SECOND FLOOR

Net Internal Area: 20.09 sq.m (216.24 sq. ft.)

Store Room: 5.08m x 4.64m
with restricted headroom in part.

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): £5,900

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025-26 the multiplier will be 0.568.

Rates relief for small business with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

We therefore advise that the subject premises is eligible for 100% small business rates relief (subject to satisfying the necessary criteria).

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

TERMS & TENURE

Our client's interest is available by the way of a new effective full repairing and insuring lease (under terms to be negotiated).

We have also been advised that the right of access the parking area to the rear is subject to the payment of a premium in the sum of £1,000 per annum, which is separate from the proposed quoting rent.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

2 De La Beche Street, Swansea, SA1 3EY



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