

TO LET
GF RETAIL UNIT (A1)

77 Carnglas Road, Tycoch, Swansea,
SA2 9BL



- GROUND FLOOR RETAIL UNIT/ FORMER HAIR SALON TO LET (DUE TO RELOCATION)
- 52.68 SQ.M (567.04 SQ. FT.) WITH SHOP DEPTH OF 9.66M
- ESTABLISHED TRADING LOCATION WITHIN CLOSE PROXIMITY TO MAIN INTERSECTION
- SALON EQUIPMENT EXCLUDED BUT AVAILABLE TO PURCHASE OR RENT (SUBJECT TO SEPARATE NEGOTIATION)
- SUITABLE FOR ALTERNATIVE USES (SUBJECT TO THE NECESSARY PLANNING CONSENTS)

OFFERS IN THE REGION OF
£12,000 PA

LOCATION

The property is situated along an established mixed use location, within close proximity to the main intersection and thoroughfare between Carnglas Road and Tycoch Road in the Tycoch area of Swansea.

Tycoch is a popular residential and commercial suburb of Swansea City Centre, which is situated approximately 2 miles away in an easterly direction.

Neighbouring occupiers include barbers, pharmacy, hot food takeaways, together with Cooperative Convenience Store which is located within the immediate vicinity of the subject premises.

The property is considered to be reasonably well situated for its existing use.

DESCRIPTION

The subject premises comprises a ground floor retail unit currently occupied for use as a hair salon, which is currently fully fitted and equipped for its intended use.

The main sales area, which benefits from a shop depth of 9.66m is generally of an open plan layout, which widens further to the rear. The main sales area is also supported by ancillary accommodation, comprising a staff kitchen to the rear and a small toilet cubicle which can be accessed directly off the main sales area.

The premises can be offered to let to include the existing fixtures and fittings, which will be subject to separate negotiation and is exclusive of the proposed quoting rent.

Alternatively, the subject premises can also be acquired for an alternative use (subject to planning) to exclude the existing equipment, which will be removed by the Landlord prior to completion.

Please be advised that the designated parking space does not form part of the demise proposed to be let, which is for the sole use of the occupier of the self-contained flat. However, we do note that sufficient on street parking is also available within the immediate vicinity.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 52.68 sq.m (567.04 sq. ft.)

Sales Area: 43.34 sq.m (466.51 sq. ft.)

Shop Depth: 9.66m (31'8")

Internal Width (max): 5.59m (18'4")

Ancillary: 9.34 sq.m (100.53 sq. ft.)

which briefly comprises the following.

Staff Kitchen: 3.21m x 2.91mm

W.C. Facilities
accessed off the main sales area.

RATES

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

Rateable Value (2023): £6,200

The Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2024/25 the multiplier will be 0.562.

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% rates relief, subject to 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 (where applicable).

TERMS & TENURE

Our client's interest is available to let on a full repairing and insuring basis (under terms to be negotiated).

VIEWING

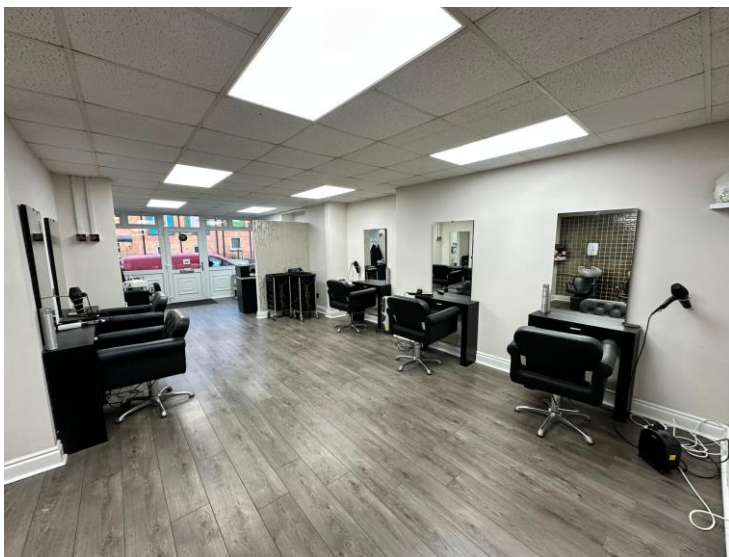
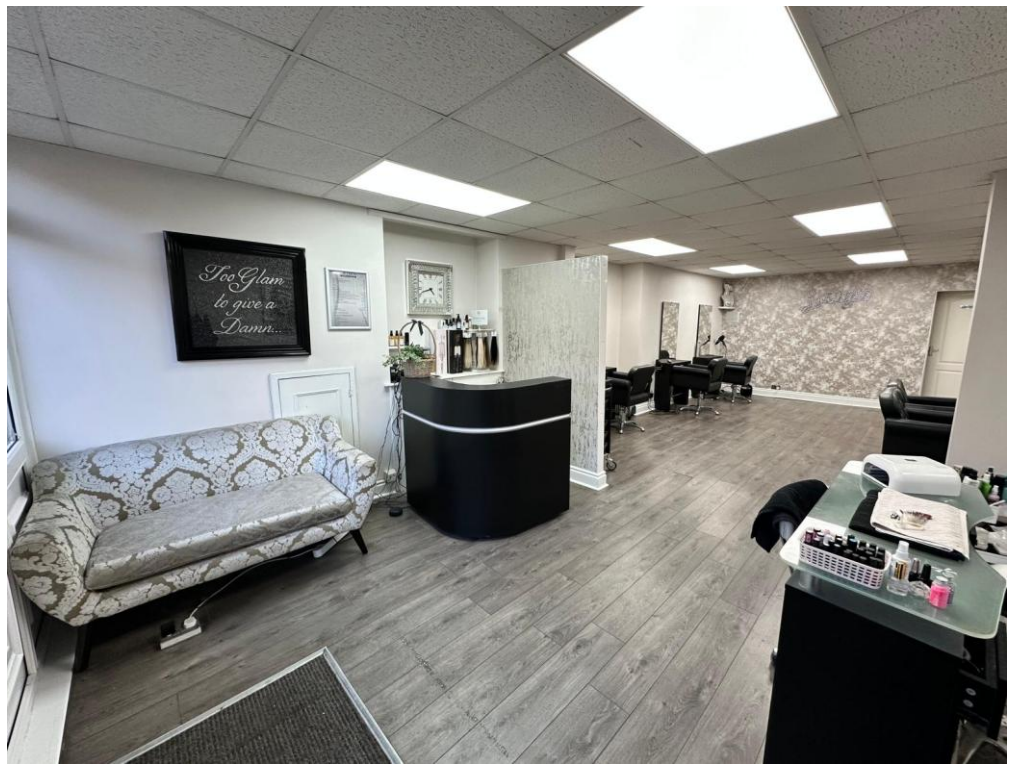
By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

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