

TO LET

RETAIL

144 Port Tennant Road, Port Tennant,
Swansea, SA1 8JQ



- GROUND FLOOR RETAIL UNIT ALONG A PROMINENT MAIN ROAD POSITION
- NET INTERNAL AREA - 37.68 SQ.M (405.58 SQ. FT.)
- EDGE OF SWANSEA CITY CENTRE WITHIN POPULAR PARADE OF SIMILAR UNITS
- SITUATED WITHIN EASE OF ACCESS TO MAIN A483 DUAL CARRIAGEWAY

OFFERS IN THE REGION OF
£8,500 PA

LOCATION

The property is situated fronting Port Tennant Road in the Port Tennant area of Swansea. Port Tennant is a popular residential and commercial suburb, along the edge of Swansea City Centre, approximately 1 mile away in a westerly direction.

The premises is located along a parade of established retail units, comprising a range of occupiers such as hairdressers, convenience stores, restaurants, hot food takeaways and professional offices.

We also advise that the subject premises is within close proximity to the £200 million SA1 Waterfront development, which includes established occupiers such as Admiral, The Village Hotel, Premier Inn and Tesco.

DESCRIPTION

The subject property comprises a self-contained ground floor retail unit, measuring approximately **37.68 sq.m (405.58 sq. ft.)** in total, which is located along a prominent main road position within the popular suburban area of Port Tennant, Swansea.

We note that the ground floor retail unit was previously occupied and trading as a beauty salon, which benefits from the main sales area, accessed off the communal entrance foyer to the front. Ancillary accommodation is also available to the rear, comprising w.c. facilities and a small store area, which has been subdivided in part to accommodate 2 no. spray rooms. The retail unit also benefits from an electric powered roller shutter over the main sales window to the front.

The premises is ideally located for its intended use as a beauty salon, which also has the potential to be converted to a range of alternative commercial uses (subject to the necessary statutory consents).

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

GROUND FLOOR

Net Internal Area:	37.68 sq.m	(405.58 sq. ft.)
Sales Area:	31.40 sq.m	(337.98 sq. ft.)
Shop Depth (max):	8.86m (29'1")	
Net Frontage:	3.59m (11'9")	
Sales (ITZA):	26.99 sq.m	(290.55 sq. ft.)
Ancillary:	6.28 sq.m	(67.59 sq. ft.)
which briefly comprises the following.		
W.C. Facilities		
Spray Rooms:	2.13m x 2.95m	

RATES

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

Rateable Value (2023): £3,250

From April 2018 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 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 also available by the way of a new effective full repairing and insuring lease, under terms to be negotiated.

VIEWING

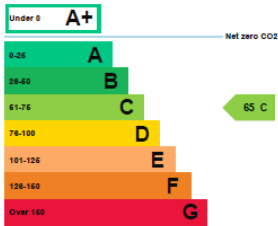
By appointment with Sole Agents:

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

Energy performance certificate (EPC)			
144, Port Tennant Road Port Tennant SWANSEA SA1 8JQ	Energy rating C	Valid until:	13 June 2030
		Certificate number:	0960-6205-0320-8950-3024
Property type		A1/A2 Retail and Financial/Professional services	
Total floor area		44 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score	Properties get a rating from A+ (best) to G (worst) and a score.
This property's energy rating is C.	The better the rating and score, the lower your property's carbon emissions are likely to be.
	

How this property compares to others

Properties similar to this one could have ratings:

If newly built	27 B
If typical of the existing stock	90 D

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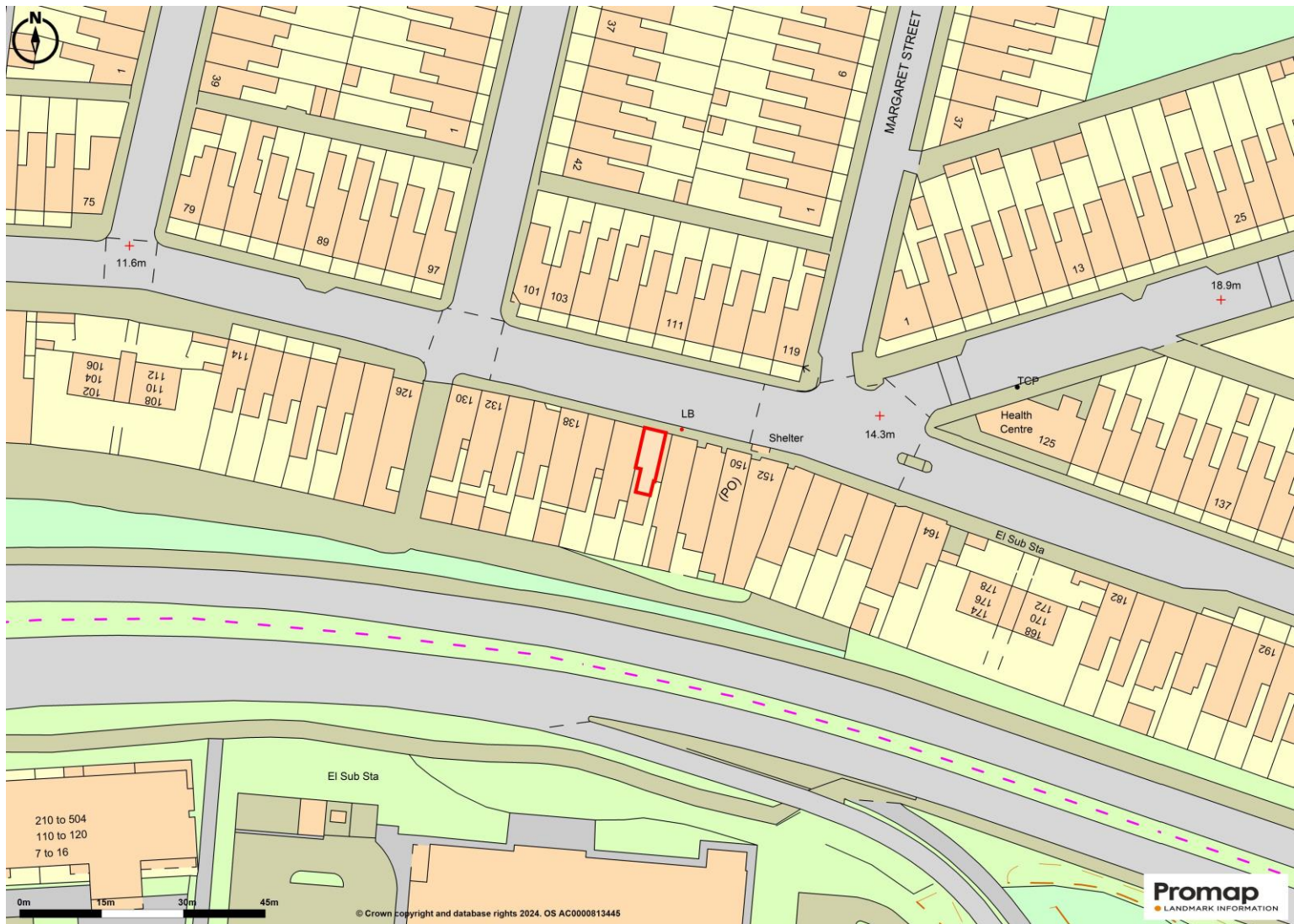
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