

# TO LET

D1 USE CLASS

Unit C, Hyb SA4 Health & Wellbeing Centre, 25 Cambrian  
Place, Pontardulais, Swansea, SA4 8RG

Main Elevation (off Cambrian Place)



Designated Parking Area (Front)



Elevation (facing St. Teilo Street)



- A SELF-CONTAINED GROUND FLOOR COMMERCIAL UNIT WITH D1 (NON-RESIDENTIAL INSTITUTION) USE CLASS
- FORMING PART OF A RECENTLY REFURBISHED DEVELOPMENT SCHEME WITHIN PONTARDULAIS TOWN CENTRE
- GROSS INTERNAL AREA: 218 SQ.M (2,346 SQ. FT.)
- INDEPENDENT ACCESS OFF THE REAR COMPOUND WITH ON-SITE DESIGNATED PARKING FACILITIES

OFFERS IN THE REGION OF  
**£27,500 PA**

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## LOCATION

Pontardulais is predominantly a residential suburb situated approximately 9 miles northwest of Swansea City Centre and within close proximity of Junction 48 of the M4 Motorway, approximately 1 mile away in a westerly direction.

The subject premises is situated within close proximity to an established high street location, to the rear of St. Teilo Street, which is the primary retail area within the town. The subject premises is also positioned adjacent to the ancillary customer car parking area of Tesco Superstore, which appears to be the town's main supermarket, as well as the recently developed Clos Gerallt housing estate constructed by Pobl Living.

A number of established local retailers are also located within close proximity to the subject premises.

## DESCRIPTION

The subject premises comprises a self-contained ground floor commercial unit, which forms part of a multi-disciplinary health and wellbeing hub which secures the benefits of co-location for community and outreach services, alongside primary care, health education, teaching and training and supporting patient self-help.

We have been instructed to acquire an established occupier to compliment the existing services and facilities currently offered on site, which includes **Medihub Pharmacy** and an independent optometrist, **Evans & Hughes Opticians**.

The subject premises will be accessed independently to the rear of St. Teilo Street, via Cambrian Place, over an enclosed compound which will also benefit from designated on site parking facilities. The subject premises also has the potential of additional access over the adjoining unit (Unit B), forming part of the Medihub Pharmacy via St Teilo Street, which will be subject to negotiation and dependent on the proposed use.

Internally, the proposed unit comprises two large open commercial areas, which have the flexibility to be subdivided further to comprise a customer waiting area, various consultation rooms, etc. with the potential to provide independent access over each section of this proposed unit. The main commercial areas are also supported by ancillary accommodation, comprising additional staff kitchen, w.c. facilities and a private office room.

The subject premises is currently in a shell form, which will allow specific internal fit out to be undertaken to suit the configuration requirements of the proposed occupier.

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

**Gross Internal Area:** 218 sq.m (2,346 sq. ft.)

### GROUND FLOOR

Main Entrance/ Reception 13.50m x 5.90m

Rear Commercial Area: 16.10m (max) x 16.80m (max)

Ancillary:  
*which briefly comprises the following.*

Private Office 4.80m x 3.80m

W.C. Facilities  
*comprising ladies, gents and disabled w.c. facilities.*

Staff Kitchen: 5.40m (max) x 3.00m

## RATES

The subject property has yet to be rated.

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](http://www.voa.gov.uk).

## VAT

VAT will be applicable to this transaction. All figures quoted are exclusive of VAT.

## 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).

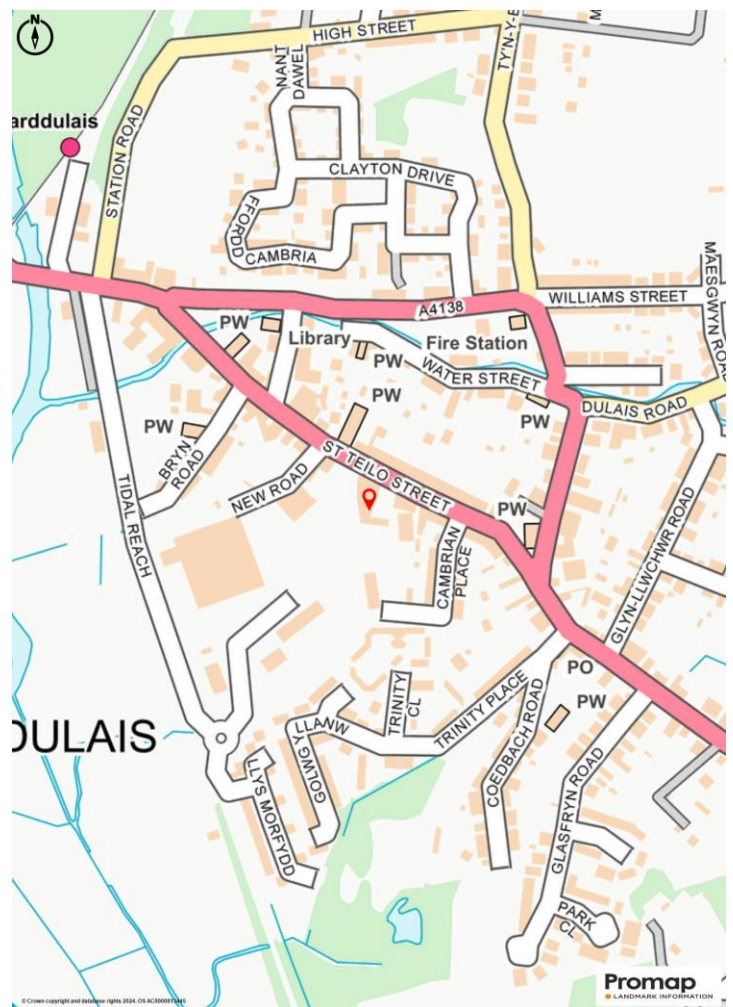
## VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**



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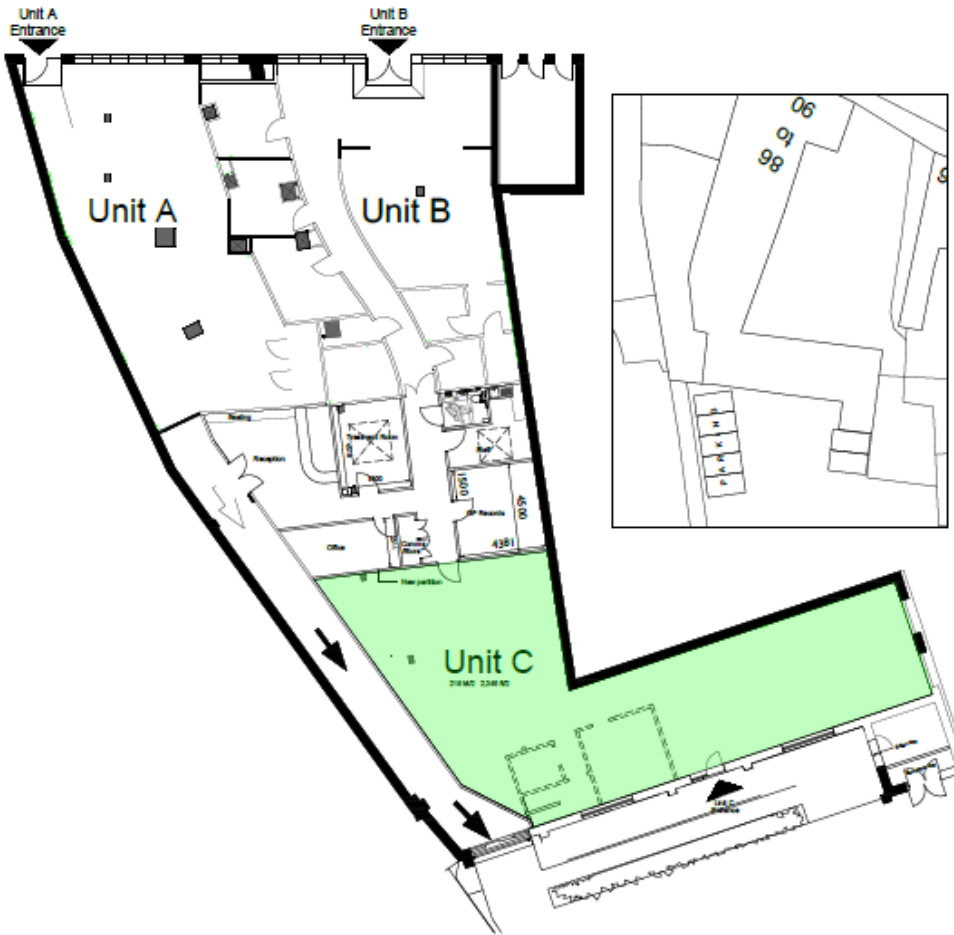
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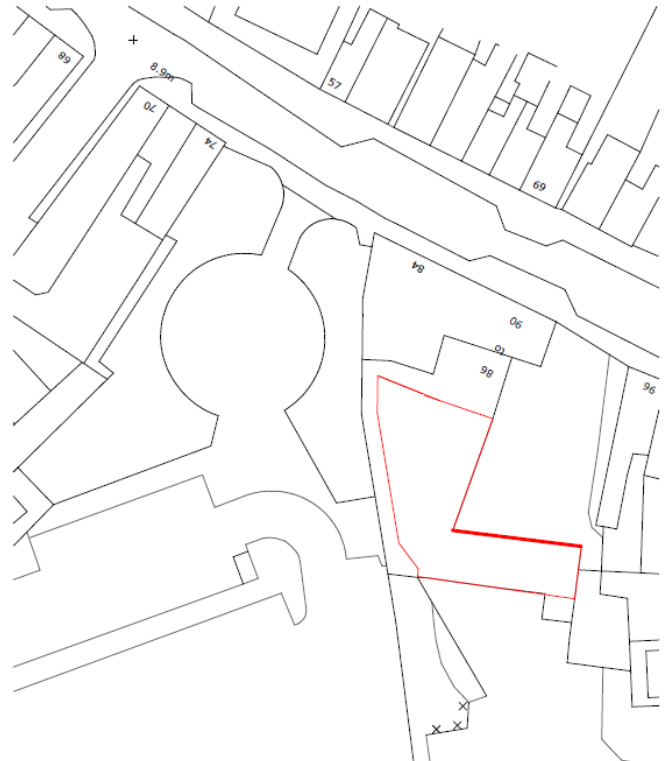
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**Ca** Site Location Unit C  
1 : 1250



**Cb** Block Plan Unit C  
1 : 500

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