

85 HIGH STREET

GORSEINON | SWANSEA | SA4 4BL

HUNT & THORNE
CHARTERED SURVEYORS

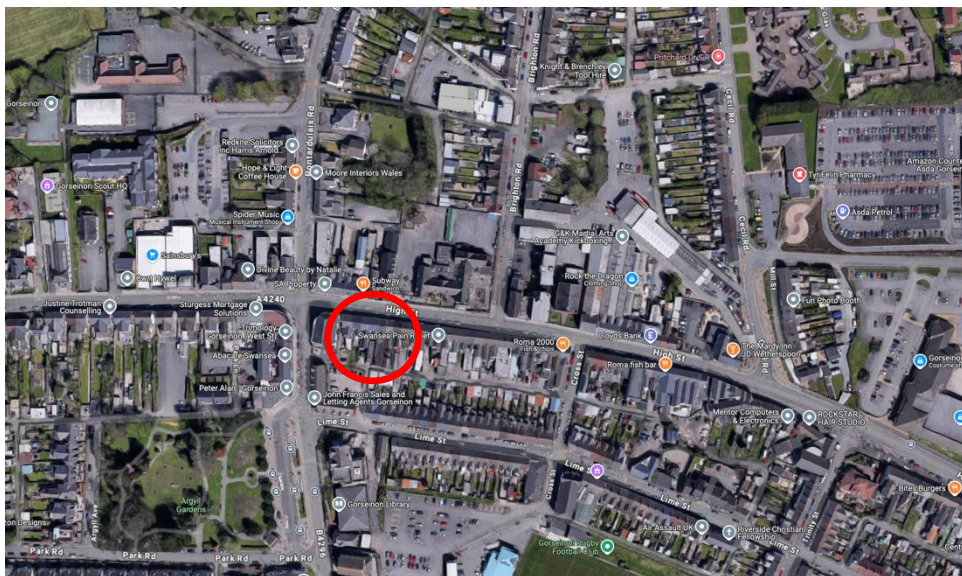


RETAIL PREMISES TO LET

- RETAIL PREMISES IN THE PRIMARY RETAIL AREA OF GORSEINON TOWN CENTRE
- PARKING TO THE REAR OF PREMISES FOR 1 VEHICLE
- CLOSE TO J47 OF THE M4
- 70.51 SQ M (759 SQ FT)
- ASKING RENT £11,000PAX

LOCATION

The property is located on the established High Street Gorseinon which is the prime retail pitch through Gorseinon town centre. Excellent transport links to J47 motorway. Prominent occupiers in the immediate area include Subway, Travel House, Principality, Lloyds Bank and Toby Carvery.



DESCRIPTION

A mid terrace retail unit benefitting from a primary retail space with two rooms to the rear currently housing storage as well as staff kitchen/WC facilities.

Externally, the premises can also be accessed via an unnamed lane to a small open parking area for 1 vehicle.

ACCOMMODATION

TOTAL:	70.59 SQ M	759 SQ FT
---------------	------------	-----------

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £6,700.

UBR for Wales 2025/26 is 56.8p in the £.

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

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEASE TERMS

The property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to contribute to the maintenance of the external part of the property via a service charge payment of £500.00pax. The landlord to continue to insure and recover the premium cost from the tenant.

ASKING RENT

£11,000pax

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.

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

APRIL 2025

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.



AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.