

UNIT 1 SAMLET TRADE PARK

SAMLET ROAD | LLANSAMLET, SWANSEA | SA7 9AG

**HUNT &
THORNE**
CHARTERED SURVEYORS



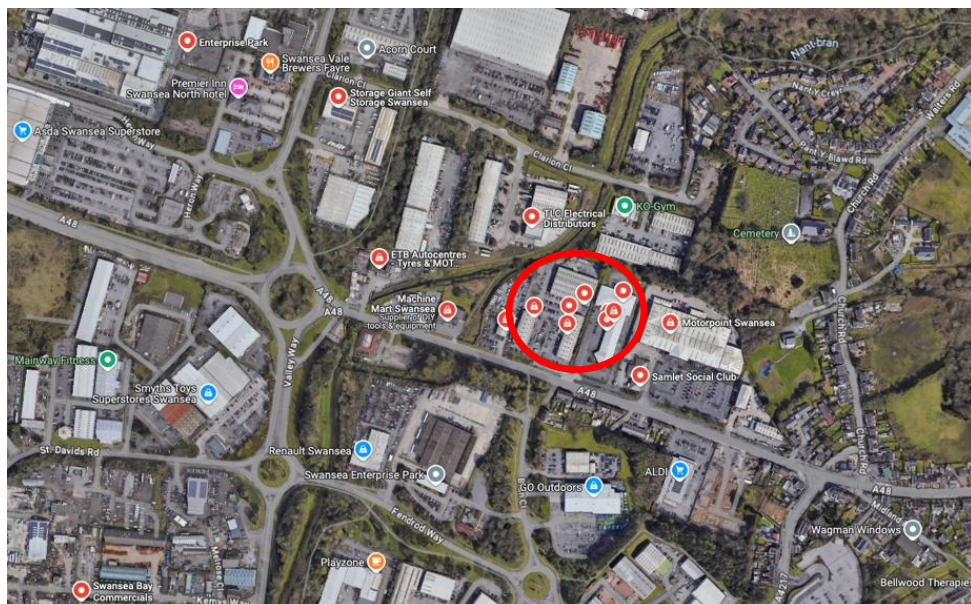
**TRADE COUNTER
TO LET**

- PROMINENT ROADSIDE TRADE COUNTER PREMISES
- PART GLASS FRONTAGE
- RETAIL SHOWROOM USE (STANC)
- 329.90 SQ M (3,551 SQ FT)
- ASKING RENT £28,408PAX

LOCATION

The property is prominently located, fronting Samlet Road, which is a popular trade centre destination, located in between Swansea Enterprise Park. The park is located to the north of Swansea City Centre, with J44 and 45 or the M4 motorway, being located within 2 miles from the premises.

Prominent occupiers within the immediate area include Halfords Auto Centre, Pirtek, Machine Mart, Selco Builders Merchants, Motorpoint Swansea, Brandon Hire and Aldi.



DESCRIPTION

The property comprises of a prominent end of terrace steel portal frame building. The lower part of the walls are of facing brick and glass elevations, together with alloy cladding to the upper part of the walls and roof. Car parking and loading area exists to the side and front of the property, off communal area.

The property could be used for retail showroom use, subject to all necessary consent.

ACCOMMODATION

TOTAL:	329.90 SQ M	3,551 SQ FT
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RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £26,750.

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

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LEASE TERMS

The property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a service charge towards the joint shared maintenance of the external common areas of the estate. The landlord to continue to insure the property and recover the premium cost from the tenant.

ASKING RENT

£28,408pax

EPC

To be provided.

VAT

All prices are quoted exclusive of VAT. VAT will be payable on all payments.

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

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JASON THORNE

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April 2025

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