

2 PLYMOUTH STREET

SWANSEA CITY CENTRE | SA1 3QQ

HUNT & THORNE
CHARTERED SURVEYORS



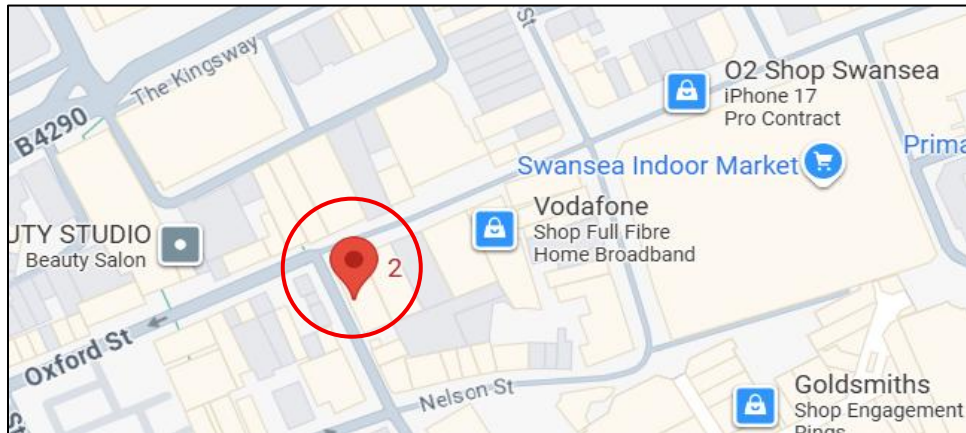
RETAIL PREMISES TO LET/FOR SALE

- PROMINENT RETAIL UNIT
- CITY CENTRE LOCATION
- FLEXIBLE LEASE TERMS
- 49.52 SQ M (533 SQ FT)
- ASKING RENT £15,200 PAX/OFFERS IN THE REGION OF £150,000

LOCATION

The property is located in the heart of Swansea City Centre, fronting Plymouth Street, which links Lower Oxford Street to Nelson Street. Prominent buildings and occupiers in the immediate vicinity include The Grand Theatre, Quadrant Retail Centre and Bus Station, Greggs, Peacocks, British Heart Foundation, Bet Fred, Bon Marche and Poundland.

The premises is also close to two new office developments being constructed in the city centre, which include the Digital Cluster on the Kingsway, providing cir 110,000 sq ft of office space aimed at the hi-tech/digital market and the Biophilic on the old Woolworths site, providing 20,000 sq ft of retail space and 22,000 sq ft of office accommodation.



DESCRIPTION

A terraced retail unit which is set on two storeys. The property provides a high quality fit out with a main retail area on the ground floor with staff, office/storage area on the first floor.

ACCOMMODATION

GROUND FLOOR RETAIL SPACE:	24.2 SQ M	260 SQ FT
FIRST FLOOR OFFICE/STORAGE:	24.1 SQ M	259 SQ FT
TOTAL:	48.3 SQ M	519 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office web site, that the property has a rateable value of £9,900

UBR for Wales 2024/25 is 56.2p in the £.

Interested parties are asked to verify this information, by making direct contact with 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 lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to contribute to the external part of the property maintenance via a service charge payment. The landlord to insure and the recover the proportional costs from the tenant.

RENT

Offers in the region of £15,200 pax.

SALE PRICE

Offers in the region of £150,000.

EPC

To be provided.

VAT

VAT is payable on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

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

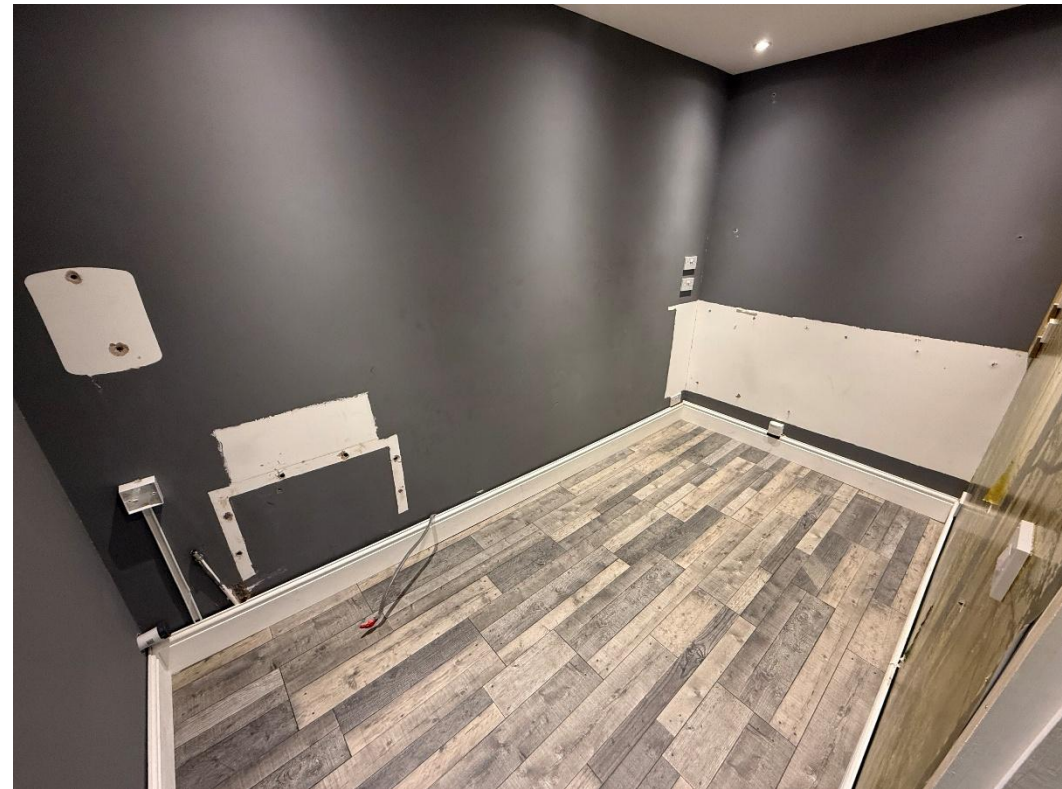
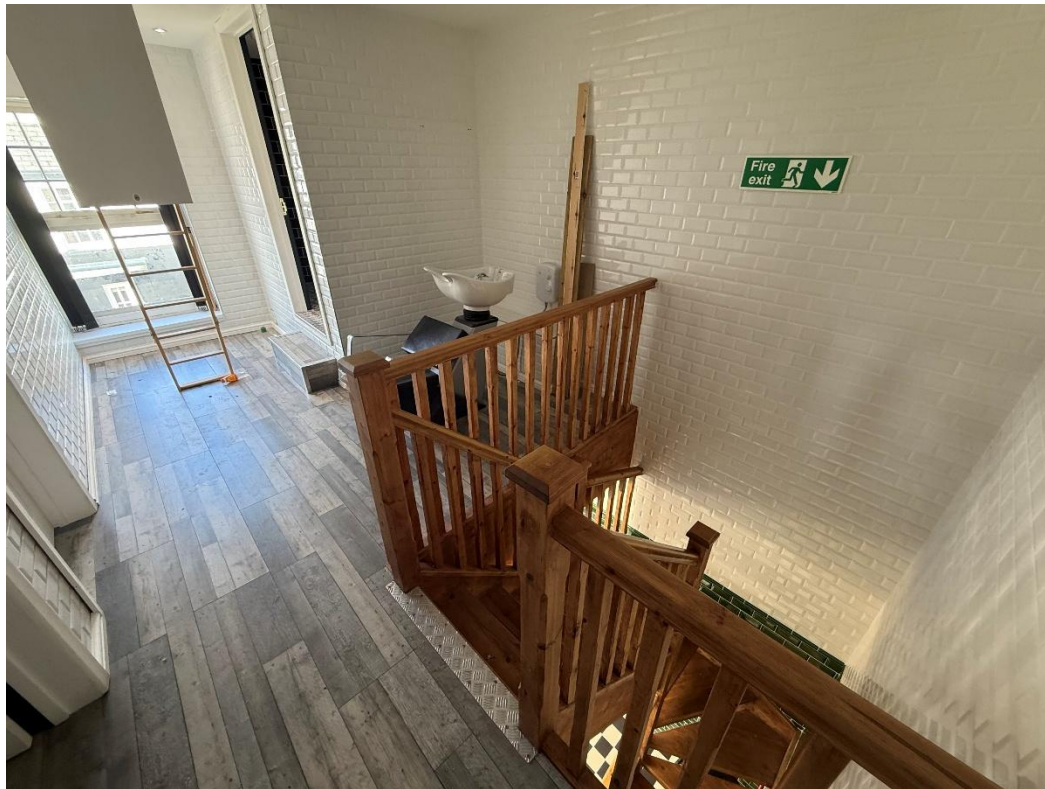
JASON THORNE

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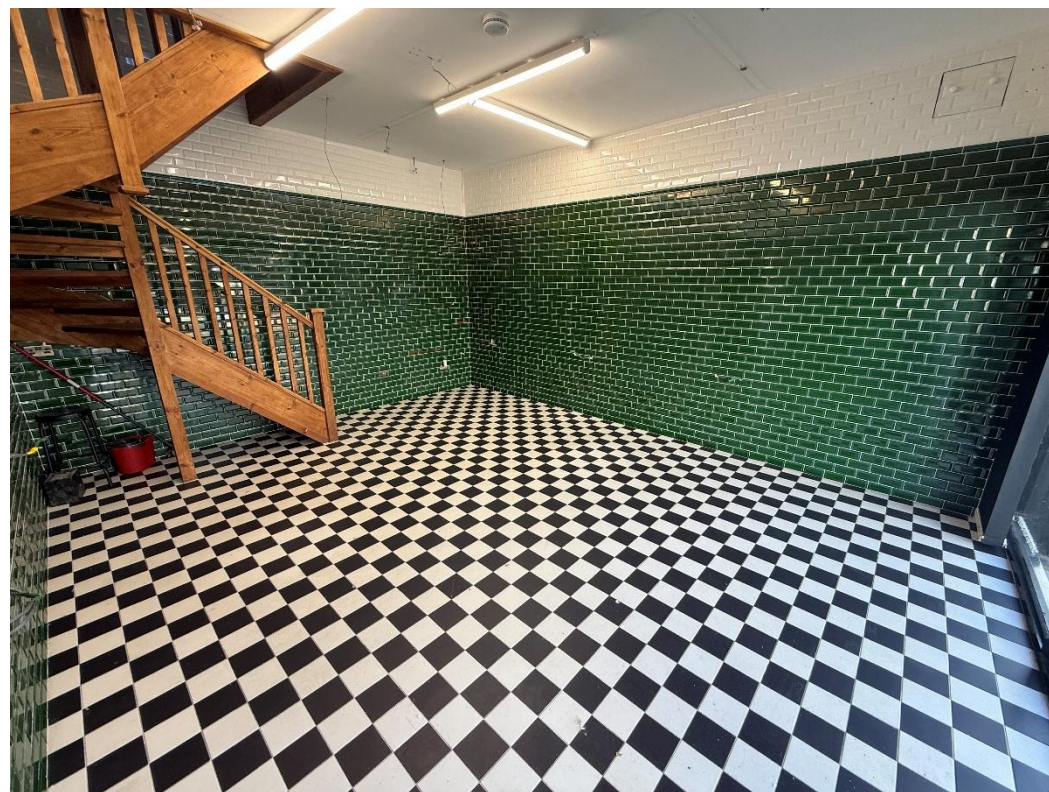
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