

FOR SALE

A1 RETAIL

19 Union Street, Swansea, SA1 3EH



- MID TERRACED RETAIL UNIT (A1 USE CLASS) WITHIN SWANSEA CITY CENTRE
- NET INTERNAL AREA: 171.37 SQ.M (1,844.62 SQ. FT.) ARRANGED OVER TWO FLOORS
- ALONG A PRIME RETAIL POSITION WITHIN THE IMMEDIATE PROXIMITY OF THE PEDESTRIANISED AREA
- OFFERED WITH VACANT POSSESSION FROM 13TH FEBRUARY 2026 BUT CURRENTLY LET TO CANCER RESEARCH UK, PRODUCING A RENT PASSING OF £20,000 PA
- PARKING TO THE REAR FOR 2 SPACES

OFFERS IN THE REGION OF
£205,000

LOCATION

The property is situated within Swansea City Centre, fronting Union Street, within a primary retail location.

The subject premises is well position within the immediate proximity of the pedestrianised prime shopping core, which also accommodates a range of established occupiers such as **Halifax, Ladbrokes, Subway, Paddy Power** and **Monmouthsire Building Society**.

The subject property is well placed within the City Centre, close to the prime area and benefits from a good level of passing trade. The property is therefore considered to be well situated for its existing use as a retail unit.

Swansea has a population of some 240,000 and has a popular, expanding University. There is also a mainline railway station close by.

DESCRIPTION

The subject premises comprises a mid-terraced, two storey, commercial property, which is currently occupied for use as retail unit (A1 Use Class) with ancillary accommodation to the rear and upper floors.

The main sales area, equating to approximately 77.44 sq.m (833.56 sq. ft.), can be accessed directly off the main pedestrianised walkway to the front via a standard sales display window, which benefits from a shop depth of approximately 15.70m. The majority of the ancillary areas to the rear and upper floors comprises predominantly storage accommodation, which is supported by staff kitchen and w.c. facilities.

Designated parking is also available over a small enclosed compound, which can be accessed directly off the service lane (Picton Lane) to the rear, providing designated parking for approximately 2 vehicles in total.

We also note that the subject premises is currently occupied and tenanted in its entirety by Cancer Research UK, producing a current rent passing of £20,000 per annum (exclusive). However, we have been advised that the Tenant has served notice to vacate the premises, with effect on 13th February 2026.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

GROUND FLOOR

Net Internal Area:	92.71 sq.m	(997.93 sq. ft.)
Sales Area:	77.44 sq.m	(833.56 sq. ft.)
Sales (ITZA):	45.32 sq.m	(487.90 sq. ft.)
Shop Depth:	15.70m (51'6")	
Net Frontage:	4.57m (15'0")	
Ancillary:	15.27 sq.m	(164.36 sq. ft.)
<i>which briefly comprises the following.</i>		
Rear Corridor		
<i>with fire escape door to the rear, stairs to first floor, door to.</i>		
Office	3.37m (max) x 5.92m (max)	
Under Stairs Store	1.90m x 0.80m	

FIRST FLOOR

Net Internal Area:	78.66 sq.m	(846.69 sq. ft.)
Staff Room	4.61m x 3.56m	
<i>with door to.</i>		
Store Room	0.98m x 2.13m	
Staff W.C. Facilities		
<i>comprising separate ladies and gents toilet cubicles.</i>		
Store Area	5.30m x 11.62m	

RATES

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

Rateable Value (2023): £21,250

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025-26 the multiplier will be 0.568.

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

The premises is available Freehold with vacant possession.

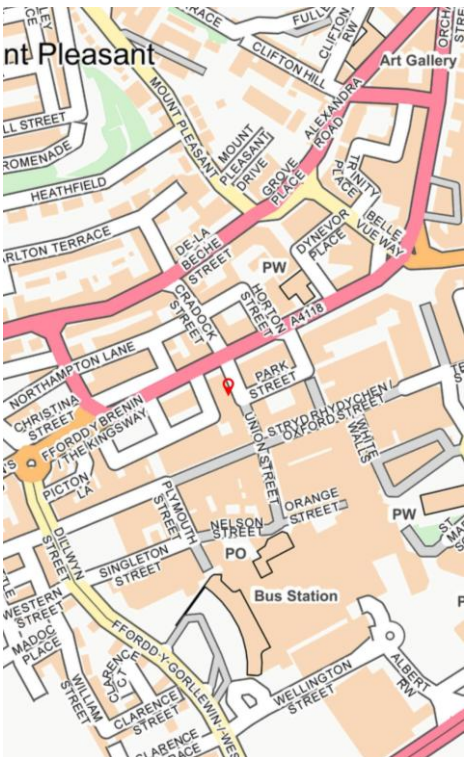
VIEWING

By appointment with Sole Agents:

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



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