

TO LET

A1 - RETAIL

Units 1-3, 86-87 High Street, Swansea,
SA1 1LW



- 3 NO. SELF-CONTAINED GROUND FLOOR RETAIL UNITS FORMING PART OF A MUCH LARGER MIXED-USE SCHEME
- AVAILABLE UNITS RANGING FROM 36.17 SQ.M (389.33 SQ. FT.) TO 44.36 SQ.M (477.49 SQ. FT.)
- LOCATED ALONG A RELATIVELY BUSY MAIN THOROUGHFARE WITHIN SWANSEA CITY CENTRE
- CLOSE PROXIMITY TO THE MAIN SWANSEA CITY CENTRE TRAIN STATION
- FLEXIBILITY TO ACQUIRE THE ENTIRE GROUND FLOOR RETAIL AREA OF 124.21 SQ.M (1,336.99 SQ. FT.) - SUBJECT TO NEGOTIATION

UNITS AVAILABLE FROM
£5,500 PA

LOCATION

The property is situated fronting High Street in Swansea City Centre.

All usual amenities/ facilities are within easy reach, Swansea City Centre being less than 1 mile. Swansea University is located approximately 2 miles away.

Occupiers within the immediate vicinity include a mixture local and established regional businesses as well as a small number of national retailers. The subject premises is also within a short walking distance to the main train station, which is approximately 200 metres away in a southerly direction.

The immediate vicinity has also seen a large amount of investment over recent years, more noticeably the Urban Village Development undertaken by Coastal Housing.

The subject site is therefore considered to be reasonably well situated for its proposed use as a high rise mixed commercial or residential development.

DESCRIPTION

The subject premises comprises three self-contained ground floor retail units, forming part of a much larger four storey mixed use development which will accommodate an additional 9 no. self-contained residential apartments over the remaining upper floors.

Two ground floor retail units (Units 1-2) will be accessed directly off the main pedestrian walkway to the front, facing High Street, with the remaining ground floor retail unit (Unit 3) will be accessed along the southwest corner of the building to the rear.

Each self-contained unit will be offered to let in fully serviced shell condition, ranging from **36.17 sq.m (389.33 sq. ft.)** to **44.36 sq.m (477.49 sq. ft.)**, with the potential of acquiring a much larger retail area of approximately 124.21 sq.m (1,336.99 sq. ft.) if the ground floor commercial units were let in their entirety.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

Unit 1

Net Internal Area:	44.36 sq.m	(477.49 sq. ft.)
Sales:	22.72 sq.m	(244.55 sq. ft.)
Shop Depth (max):	5.12m (16'9")	
Internal Width:	4.40m (14'5")	
Sales (ITZA):	22.72 sq.m	(244.55 sq. ft.)
Ancillary:	21.64 sq.m	(232.92 sq. ft.)
W.C. Facilities		

Unit 2

Net Internal Area:	43.68 sq.m	(470.17 sq. ft.)
Sales:	43.68 sq.m	(470.17 sq. ft.)
Shop Depth:	10.80m (35'5")	

Internal Width:	4.90m (16'0")
Sales (ITZA):	34.64 sq.m (372.86 sq. ft.)
W.C. Facilities	

Unit 3

Net Internal Area:	36.17 sq.m	(389.33 sq. ft.)
Sales:	36.17 sq.m	(389.33 sq. ft.)
Shop Depth:	8.0m (26'3")	
Internal Width:	4.50m (14'9")	
Sales (ITZA):	33.24 sq.m	(357.79 sq. ft.)
W.C. Facilities		

RATES

We advise that each individual retail has yet to be rated.

However, we do note that according to the Valuation Office Agency (VOA) website, the subject premises previously did benefit from a Rateable Value of £10,500 per annum (2023).

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 is 0.568.

Rates relief for small businesses in Wales will apply up to 31st March 2026. Rates relief for small business with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

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

Please be advised that all figures quoted are exclusive of VAT (where applicable).

TERMS & TENURE

Our client's interest is available by way of a new effective full repairing and insuring lease (under terms to be negotiated), which is based on the following proposed quoting rents.

Unit 1 - £6,500 (six thousand five hundred pounds) per annum

Unit 2 - £7,500 (seven thousand five hundred pounds) per annum

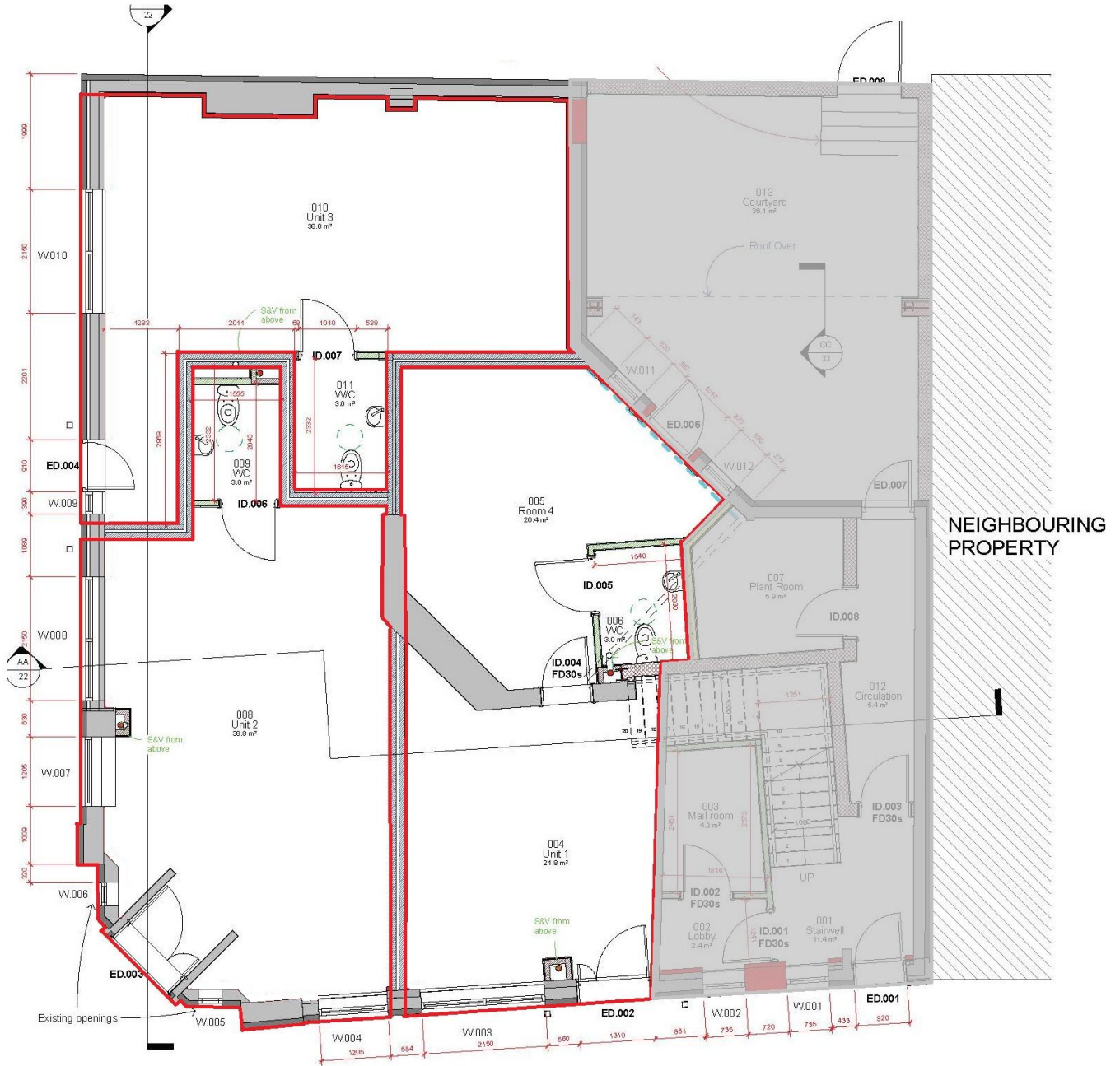
Unit 3 - £5,500 (five thousand five hundred pounds) per annum

VIEWING

By appointment with Sole Agents:

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

Units 1-3, 86-87 High Street, Swansea, SA1 1LW



1 01-Ground Floor Plan
1 : 50



1 Front Elevation
1 : 50



1 Side Elevation to High Street
1 : 50



2 Side Elevation to Swan Street
1 : 50

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