

TO LET

RETAIL

Rooms 2 & 3, Unit 3 Shoppers Walk Arcade,
Swansea, SA1 3AY



- MULTI-OCCUPIED COMMERCIAL UNIT WITHIN THE POPULAR SHOPPING ARCADE
- GOOD QUALITY SPECIFICATION/ FIT OUT THROUGHOUT SUBDIVIDED TO COMPRISE VARIOUS INDIVIDUAL ROOMS
- INDIVIDUAL ROOMS AVAILABLE FROM 5.55 SQ.M (59.77 SQ. FT.)
- WITHIN EASE OF ACCESS TO PRIMARY RETAIL AREA OF SWANSEA CITY CENTRE (OXFORD STREET)

QUOTING RENT FROM
£350 PCM (PER ROOM)

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LOCATION

The property forms part of an established shopping arcade (known as Shoppers Walk), which is located within the immediate vicinity of the prime retail areas of Swansea city centre.

Shoppers Walk comprises a purpose built parade of similar units, comprising approximately 15 no. retail units in total, strategically located between Oxford Street and Singleton Street, which benefits from good passing trade.

The immediate vicinity also provides ease of access to the Grand Theatre/ Oxford Street pay and display public car park, providing parking facilities for approximately 90 vehicles.

DESCRIPTION

The property comprises a mid terraced, two storey retail unit, measuring approximately 69.56 sq.m (748.74 sq. ft.) in total, which is located along an established parade of retail units forming part of Shoppers Walk Arcade.

The subject premises has been refurbished to a good quality specification throughout to comprise a total 6 no. individual treatment rooms (each fitted with separate sink units).

Internally, the premises comprises a ground floor retail unit, which has been subdivided to accommodate a small reception area and three individual rooms. The remaining accommodation arranged over the first floor, which can be accessed over the internal stairwell, comprises three additional rooms over the majority of its floor area, together with separate communal w.c. facilities.

We advise that the individual rooms are available to let, which will also benefit from the use of the various communal areas throughout the premises.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Sales Area:	40.01 sq.m	(430.68 sq. ft.)
Shop Depth:	9.66m	(31'8")
Net Frontage:	4.46m	(14'7")

We further advise that the main sales area has been subdivided to comprise the following individual rooms.

Room 1 (Let):	2.09m x 2.42m
Room 2 (Available):	2.08m x 2.67m
Room 3 (Available):	2.09m x 2.68m

FIRST FLOOR

Ancillary Sales: 29.55 sq.m (318.08 sq. ft.)
which has been subdivided to comprise the following.

Room 4 (Let):	2.17m x 2.76m
Room 5 (Let):	2.01m x 4.06m
Room 6 (Let):	2.01m x 2.68m

W.C. Facilities
communal facilities comprising a single toilet cubicle

RATES

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

Rateable Value (2023): £4,200

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.

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.

The subject premises is therefore eligible for 100% small business rates relief, subject to satisfying the necessary criteria.

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 individual rooms are available to let by the way of a new effective lease, which will be held on an all-inclusive basis (under terms to be negotiated), as follows:

Room 2 - £350 per calendar month (inclusive)

Room 3 - £350 per calendar month (inclusive)

VIEWING

By appointment with Sole Agents:

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



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

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