

TO LET

A1 USE CLASS

23 Newton Road, Mumbles, Swansea,
SA3 4AS



- AN EXTENDED GROUND FLOOR RETAIL UNIT WITHIN THE PRIMARY RETAIL AREA OF MUMBLES, SWANSEA
- SALES AREA OF APPROXIMATELY 142.21 SQ.M (1,530.74 SQ. FT.) WITH A SHOP DEPTH OF 27.57M
- DESIGNATED PARKING TO THE REAR FOR 3-4 SPACES

OFFERS IN THE REGION OF
£35,000 PA

LOCATION

The property occupies a prominent trading position along Newton Road, which forms the principal retailing thoroughfare serving the popular seaside village of Mumbles. The surrounding area accommodates a diverse mix of established national, regional and independent retailers, together with cafés, restaurants and other professional and leisure operators.

Newton Road benefits from good levels of pedestrian and vehicular activity and is served by regular public transport, with a bus stop situated immediately outside the property. Mumbles lies approximately 5 miles west of Swansea city centre and is a popular residential and visitor destination, forming a gateway to the wider Gower Peninsula. Public car parking and on-street parking are also available within the surrounding area.

DESCRIPTION

The premises is arranged entirely over the ground floor and comprises a substantial, predominantly open-plan sales area extending from the glazed frontage towards the rear of the property.

The accommodation is accessed directly from the main pedestrian walkway via a recessed entrance and benefits from a wide glazed display frontage of approximately 5.65m (18'6").

The sales accommodation is broadly rectangular in configuration and incorporates several structural columns, together with fitting/changing areas positioned towards the rear. Beyond the principal sales area is a secondary retail area, which provides access to staff w.c. facilities and a separate office/store room.

Rear access is also provided, leading directly to the surfaced parking and service area, which benefits from designated parking for approximately 3-4 vehicles.

ACCOMMODATION

The property provides the following approximate areas:

GROUND FLOOR

Net Internal Area:	153.53 sq.m	(1,652.59 sq. ft.)
Sales Area	142.21 sq.m	(1,530.74 sq. ft.)
Shop Depth	27.57m (90'5")	
Net Frontage	5.65m (18'6")	
Sales (ITZA)	64.49 sq.m	(694.17 sq. ft.)
Ancillary:	11.32 sq.m	(121.84 sq. ft.)
<i>which briefly comprises the following.</i>		

W.C. Facilities
comprising a single toilet cubicle.

Office/ Store: 4.80m x 2.36m
with door to rear designated parking area.

RATES

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

Rateable Value (2026): £28,250

From 1st April 2026, there are three multipliers which may apply to a property in Wales. The provisional multipliers announced for 2026-27 are as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.
- A standard multiplier of 0.502, applicable to most other properties.
- A higher multiplier of 0.515, applicable to properties with a rateable value above £100,000.

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.

Rates relief for small business in Wales 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.

VAT

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

TERMS & TENURE

Our client's interest is available by the way of a new effective full repairing and insuring occupational lease (under terms to be negotiated).

VIEWING

By appointment with Sole Agents:

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

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Sales Display Entrance



Main Sales Area



Main Sales Area



Rear Parking Area

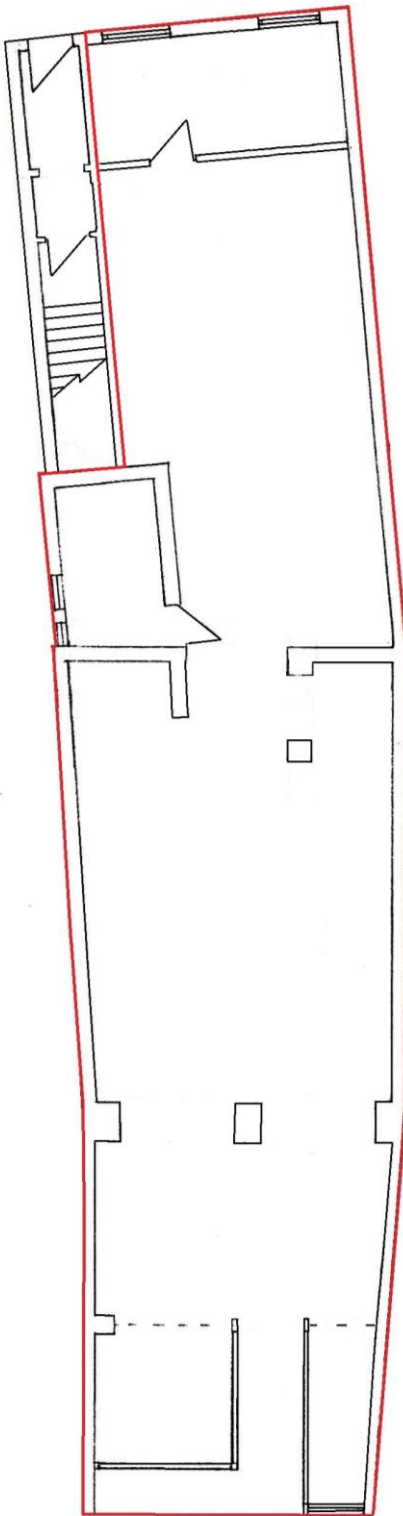


Ancillary Sales Area

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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Ground Floor Plan (Indicative)

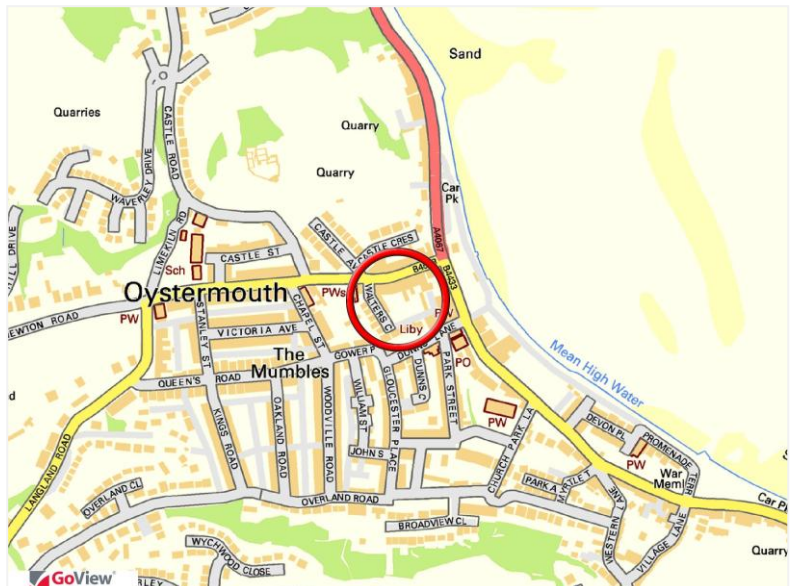


Front

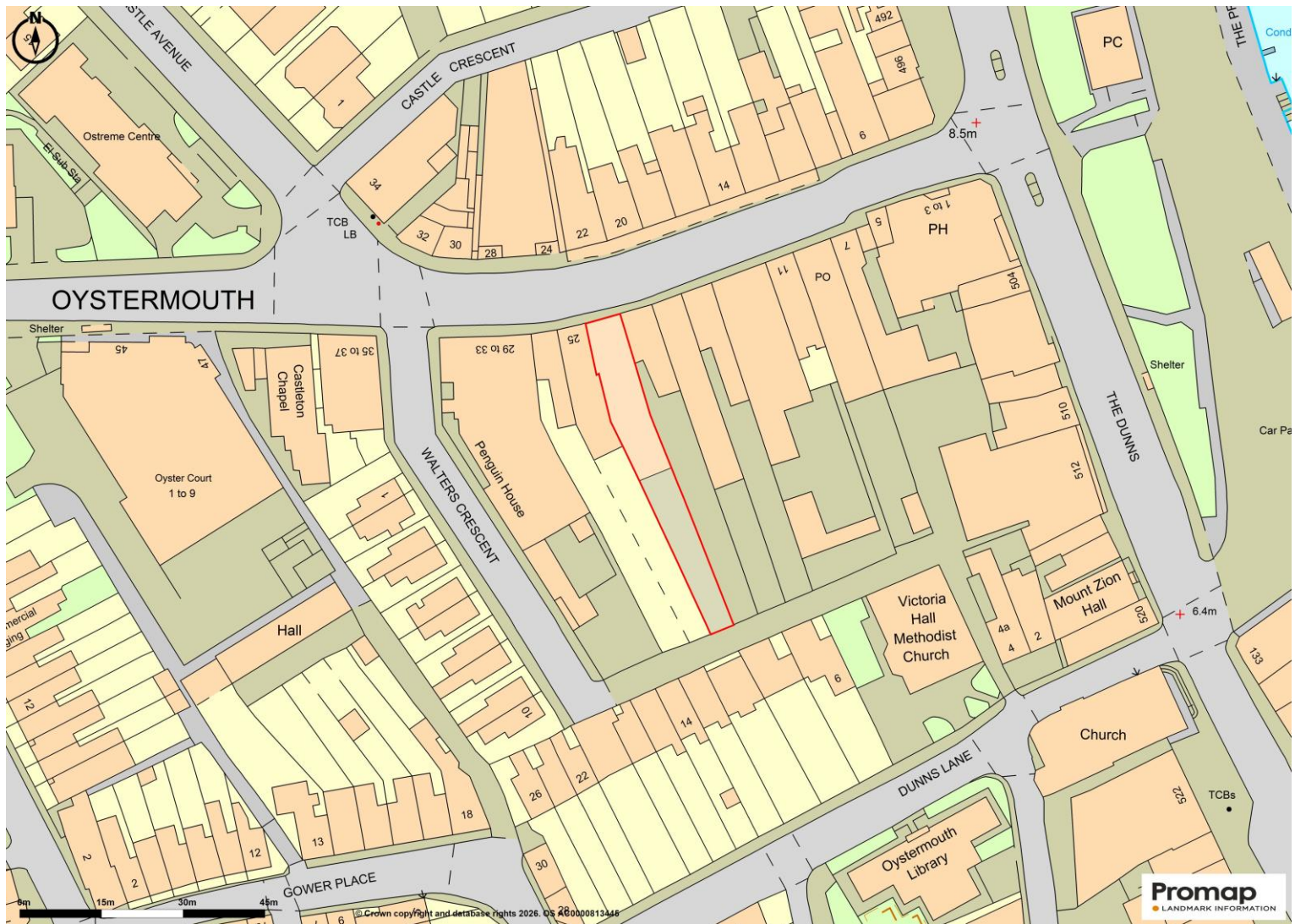
Allocated Parking Spaces



Location Plan



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Street View

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