

TO LET

A1 RETAIL

146 Port Tennant Road, Port Tennant,
Swansea, SA1 8JQ



- PROMINENT GROUND FLOOR RETAIL UNIT SITUATION ALONG THE PRIMARY RETAIL AREA WITHIN PORT TENNANT
- FORMER BAKERY WITH SHOP DEPTH OF 8.57M (28'2") AND SALES AREA OF 38.82 SQ.M (417.85 SQ. FT.)
- TOTAL NET INTERNAL AREA – 89.24 SQ.M (960.59 SQ. FT.)
- RESTRICTIVE COVENANT NOT TO PERMIT ITS USE AS A CONVENIENCE STORE AND VAPE SHOP
- EASE OF ACCESS TO SWANSEA CITY CENTRE AND SA1 WATERFRONT (1 MILE)

OFFERS IN THE REGION OF
£12,000 PA

LOCATION

The property is situated fronting Port Tennant Road in the Port Tennant area of Swansea. Port Tennant is a popular residential and commercial suburb, along the edge of Swansea City Centre, approximately 1 mile away in a westerly direction.

The premises is located along a parade of established retail units, comprising a range of occupiers such as hairdressers, convenience stores, restaurants, hot food takeaways and professional offices.

We also advise that the subject premises is within close proximity to the £200 million SA1 Waterfront development, which includes established occupiers such as Admiral, The Village Hotel, Premier Inn and Tesco.

DESCRIPTION

The property comprises a ground-floor retail unit, measuring approximately **89.24 sq.m (960.59 sq. ft.)** in total.

The premises benefit from a glazed shopfront onto Port Tennant Road and occupy a prominent position within an established neighbourhood shopping parade. The property was previously occupied as a bakery and comprises an open-plan sales area to the front, together with a fitted food-preparation area, stores, hallway and WC facilities to the rear.

The premises retains various fixtures and fittings associated with the former bakery use, including display shelving, refrigerated cabinets, stainless-steel preparation surfaces and catering equipment. These items may be available by separate negotiation or removed, subject to agreement.

The premises is suitable for a range of alternative retail or commercial uses, subject to the necessary statutory consents. **Please be advised that convenience store and vape shop uses will not be permitted.**

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area:	89.24 sq.m	(960.59 sq. ft.)
Sales Area:	38.82 sq.m	(417.85 sq. ft.)
Sales (ITZA):	33.22 sq.m	(357.62 sq. ft.)
Shop Depth:	8.57m	(28'2")
Net Frontage:	4.51m	(14'9")
Ancillary:	50.42 sq.m	(542.72 sq. ft.)
<i>which briefly comprises the following.</i>		
Preparation Area	2.97m x 4.22m	
<i>with access to.</i>		
W.C. Facilities		
<i>comprising a single toilet cubicle.</i>		
Store Area	3.09m x 1.96m	
Rear Stores/ Office	3.35m x 15.32m (max)	
<i>with fire escape door to rear.</i>		

RATES

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

Rateable Value (2023): £7,600

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2026-27 the multiplier will be 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.

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 therefore advise that the subject premises is eligible for small business rates relief, subject to satisfy 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 (where applicable).

Terms & Tenure

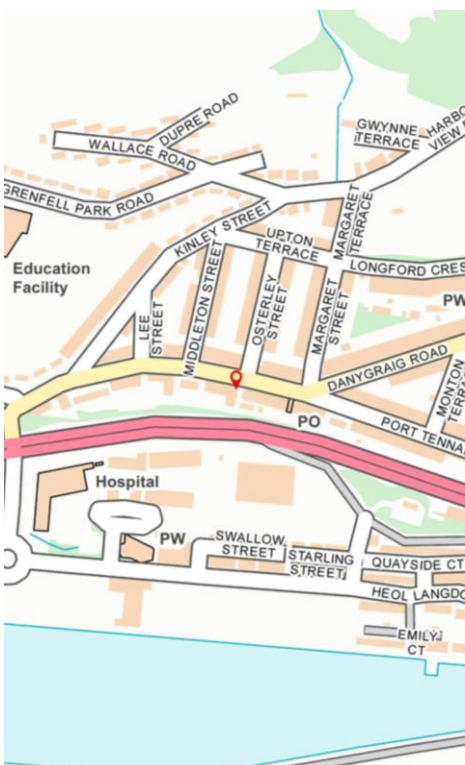
Our client's interest is available by the way of a new effective Full Repairing and Insuring Lease (under terms to be negotiated).

VIEWING

By appointment with Sole Agents:

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

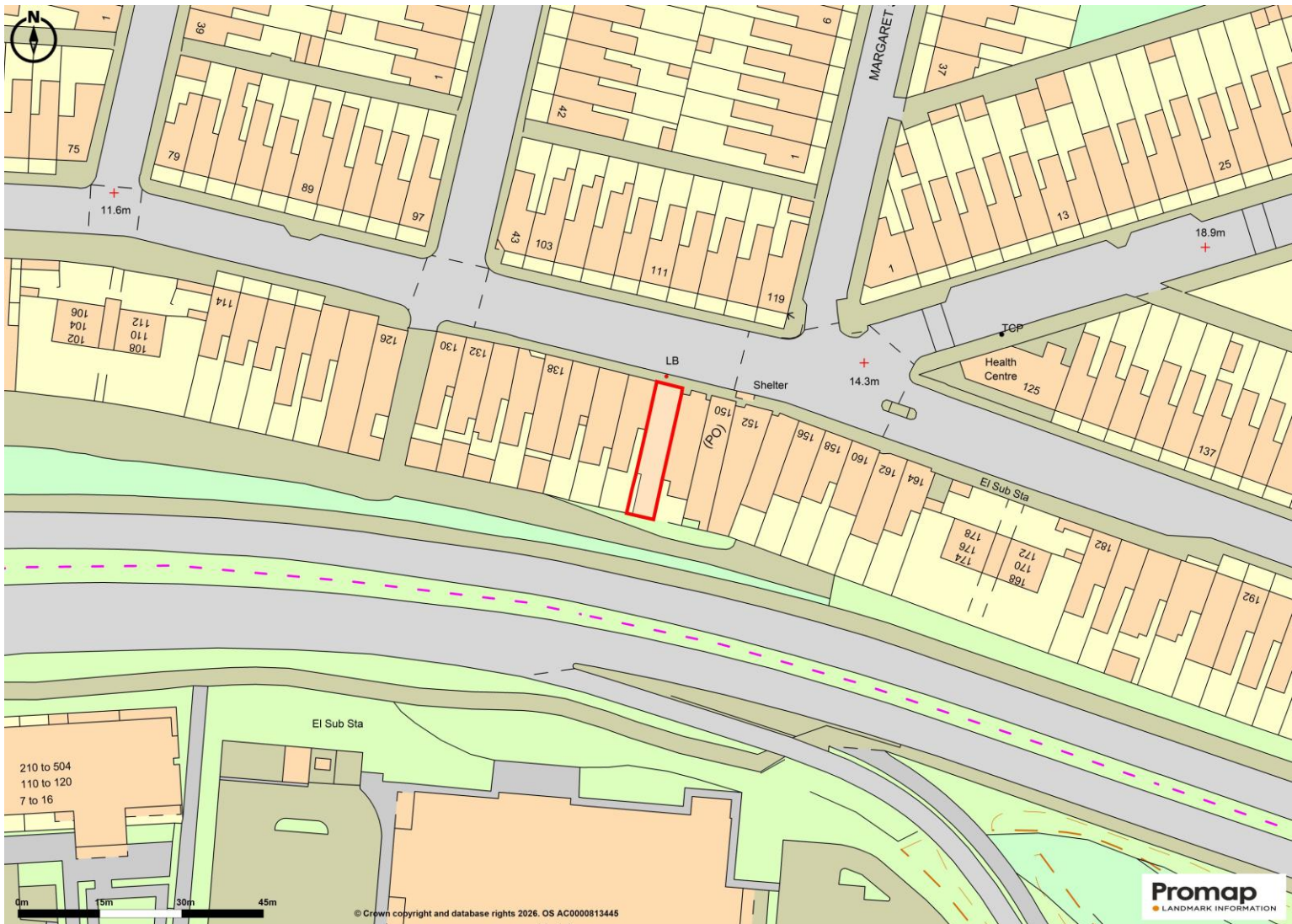
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