

**KINGS BUILDINGS, 44 PRINCESS WAY
SWANSEA, SA1 1SW**

CITY CENTRE RETAIL OPPORTUNITY

RETAIL UNIT TO LET

1,411 SQFT GIA | £16,000 pax

USE CLASS A1, A2, A3 - | RETAIL OPPORTUNITY WITHIN RECENTLY RE-DEVELOPED SCHEME.



**GLANMOR CHARTERED
SURVEYORS**

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LOCATION

Conveniently situated in a prominent corner position with new frontage onto the junction between Princess Way, The Kingsway and College Street. The area has recently undergone extensive streetscape works to improve the public realm.

The units form part of a new parade with nearby occupiers including Specsavers, The Dragon Hotel, The Gym, Slaters, Coffee#1 and Loungers as well as a number of local A1, A2 and A3 occupiers.

DESCRIPTION

Available in a developer's shell specification the unit comprise open plan ground floor retail space with storage and WC facilities to the rear. The property benefits from ample footfall and shop frontage.

TENURE

The units are available on new Full Repairing & Insuring lease terms to be agreed.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

Interested parties are asked to verify rates payable by contacting the local authority



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