

**460 LLANGYFELACH ROAD,  
BRYNHYFRYD, SWANSEA, SA5 9LR**

**POPULAR SUBURBAN RETAIL LOCATION**



# SHOPS TO LET

914 – 5,713 SQ FT | £10,000 - £28,000

A1 USE - | FLEXIBLE RETAIL SPACE AVAILABLE WITH CUSTOMER PARKING IN ESTABLISHED LOCATION

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### LOCATION

Situated within close proximity to Brynhyfyd Cross amongst occupiers such as Travel House, Haystack Café, Hair and Beauty Salons, Music Teaching Studios and other local traders.

The property sits in a prominent position on Llangyfelach Road and is within close proximity to Morfa Retail Park, easy access to the M4 and is within 2 miles of the City Centre.

### DESCRIPTION

Flexible retail space available within a proposed redevelopment. The retail units will benefit from new glazed shop fronts onto Llangyfelach Road with parking and would suit a wide range of businesses.

The units benefit from being in an established location, good public transport links, high traffic count and footfall at peak times.

The units can be handed over in a developers shell with WC facilities.



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## ACCOMMODATION

AREA	m <sup>2</sup>	ft <sup>2</sup>	Rent
Unit A	85m2	914ft2	£10,000pax
Unit B	88m2	947ft2	Under Offer
Unit C	357.8m2	3,851ft2	£28,000pax

## TENURE

Flexible terms available on new Full Repairing & Insuring lease terms to be agreed.

## RENT

£10,000pax - £28,000pax

## VAT

All figures are exclusive of VAT, where applicable.

## BUSINESS RATES

Interested parties are asked to verify the rates payable by contacting the Local Authority.

## EPC RATING

A copy of the EPC can be available upon request.

## PLANNING PERMISSION

The premises currently has planning for A1 and would be suitable for a number of different uses subject to the necessary planning consent.

## CONTACT

For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

**Tel: 01792 439105**

**Email: [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)**

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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, February 2023

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