

**19 THE KINGSWAY, SWANSEA,
SA1 5JY**

CITY CENTRE RETAIL OPPORTUNITY

GROUND FLOOR SHOP TO LET

576.63 SQ FT GIA | £15,000pax

USE CLASS A1 - | RETAIL PREMISES IN PRIME CITY CENTRE LOCATION | PARKING AVAILABLE SUBJECT TO TERMS

GCS | GLANMOR CHARTERED
SURVEYORS

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10th Floor, Princess House, Swansea, SA1 3LW

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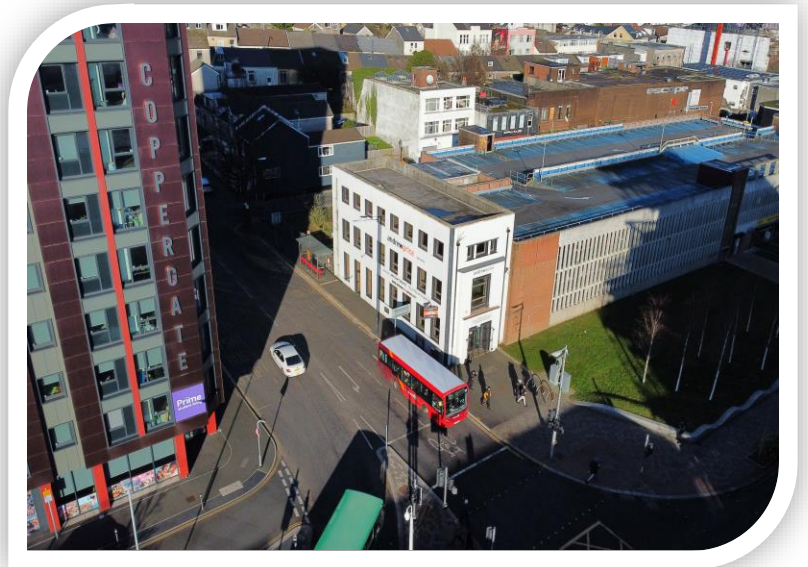
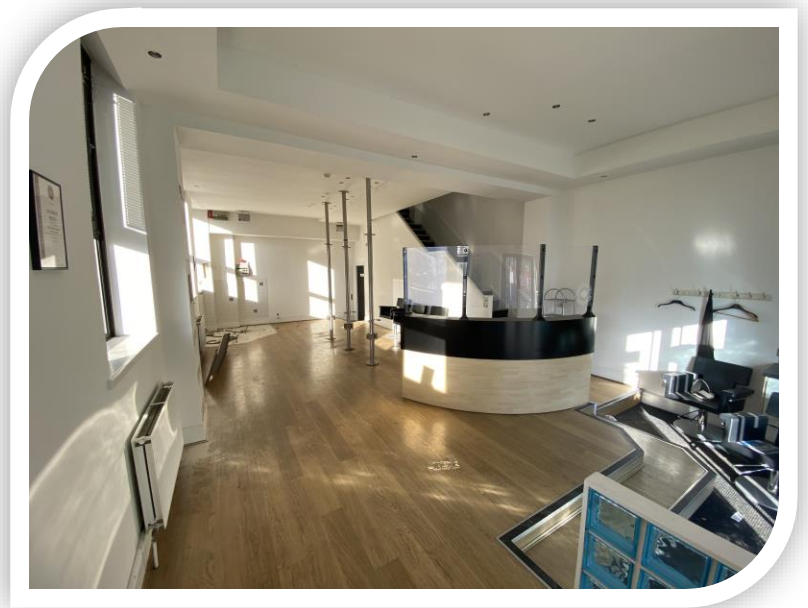
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LOCATION

The subject property is conveniently situated on the corner of The Kingsway and Christina Street, which has undergone a significant recent transformation to improve the public realm and highways. The building offers a superb roadside corner frontage and is positioned directly opposite 71 and 72 The Kingsway which is a major new high-tech office development. Swansea is Wales' second largest city with a population of approximately 240,000 people. Swansea Central train and bus station are just a short walk away. The Kingsway features stops for multiple bus routes, as well as a cycle way and car parking. For travel further afield, the building offers easy access to the M4 (4 miles away) and national road network.

DESCRIPTION

The premises includes a ground floor retail unit which is open plan with the main entrance onto The Kingsway and a side entrance onto Christina Street both with a high footfall. The unit would be suitable for various uses in this prime location including a café, food outlet or an office subject to the appropriate change of use consent. Parking is available subject to separate negotiations. The unit benefits from a modern cosmetic fit-out.



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ACCOMMODATION

AREA	m ²	ft ²
Ground floor retail	53.57 m ²	576.63 ft ²

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

SERVICE CHARGE

A service charge will be levied to contribute towards communal upkeep.

EPC RATING

The EPC can be made available upon request.

PLANNING PERMISSION

We have been advised the currently have planning consent for A1.

CONTACT

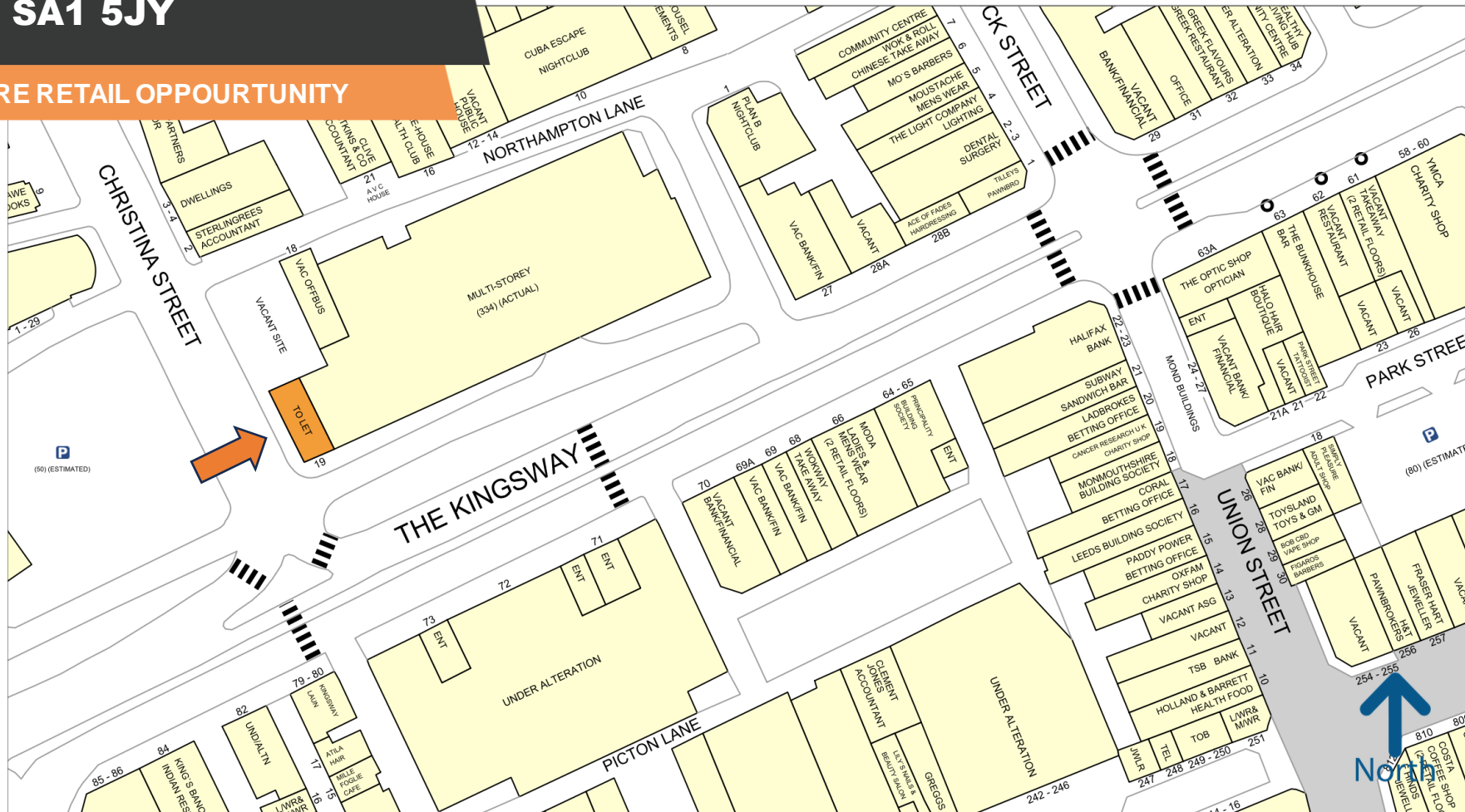
For further information and to arrange a viewing please contact
Glanmor Chartered Surveyors.

Tel: 01792 439105

Email: info@glanmorproperty.co.uk

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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, January 2024

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