

13 PORTLAND STREET, SWANSEA  
SA1 3DH

CITY CENTRE SHOP

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**SHOP TO LET**

TOTAL NET INTERNAL AREA 131.57 M.SQ | 1,416 FT.SQ | £18,000 PAX | GROUND FLOOR RETAIL UNIT IN PROMINENT CITY CENTRE LOCATION

# 13 PORTLAND STREET, SWANSEA SA1 3DH

## CITY CENTRE SHOP

### LOCATION

The property occupies a prominent position within Swansea City Centre and is in close proximity to the main retail and leisure areas of the City. Swansea has benefited from significant investment in recent years including the completion of the new Swansea Arena, this investment is ongoing with numerous projects under way in the City Centre.

The property is well located within the City Centre to provide convenient commuting access with close proximity to bus and train stations as well as being situated 5 miles from Junction 42 of the M4.

### DESCRIPTION

The property comprises a ground floor retail unit located in Swansea City Centre. The accommodation briefly comprises a retail area with counter area and meeting room. The rear of the unit is separated from the retail area by stud partitioning and is split into further meeting rooms with kitchen and WC facilities. The unit benefits from a glazed frontage measuring 6.91 meters.

### AREAS AND DIMENSIONS

TOTAL NET INTERNAL AREA	131.57 m.sq	1,416 sq.ft
NET FRONTAGE	6.91m	22 ft 7in
GROSS FRONTAGE	6.91m	22ft 7in
SHOP DEPTH	19.65m	64ft 5in

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### **TENURE**

The property is available on a new lease, terms subject to negotiation.

### **VAT**

All figures are exclusive of VAT, where applicable.

### **ASKING RENT**

We have been instructed to seek offers in the region of **£18,000 Per Annum Exclusive**

### **EPC**

EPC available upon request.

### **BUSINESS RATES**

Our inspection of the rating list shows the following assessment for the subject premises.

Rateable Value: £20,250 (April 2023)  
UBR for Wales 2024/25 56.2p in the £  
Rates payable: £11,380

Eligible ratepayers will receive 40% non-domestic rates relief for 2024-25. Further information available at [businesswales.gov](http://businesswales.gov).



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## PLANNING

The property benefits from A2 use under The Town and Country Planning (Use Classes) Order 1987 (as amended). Other uses would be considered, subject to relevant 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)**



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, February 2024

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