



GLANMOR CHARTERED
SURVEYORS

📍 Swansea, South West Wales

45 Pearl House

High Street Investment Opportunity

TO LET
£14,000
PAX

1,329 Sqft | Prime Pedestrianised City Centre Location | Swansea Population 321,000

SWANSEA OVERVIEW

SWANSEA IS THE REGIONAL ECONOMIC CENTRE OF SOUTH WEST WALES AND THE SECOND LARGEST CITY IN WALES, ACCOUNTING FOR 15% OF THE WELSH ECONOMY.

THE SWANSEA MARKET PLACE IS HOME TO 630,000 RESIDENTS.

321,000 PEOPLE LIVE WITHIN SWANSEA.

ANNUAL FOOTFALL OF 3.5M PEOPLE IN THE PRIME RETAIL CENTRE, UP 16% ON THE PREVIOUS YEAR

SWANSEA HAS 24,000 STUDENTS IN IT'S 2 UNIVERSITIES

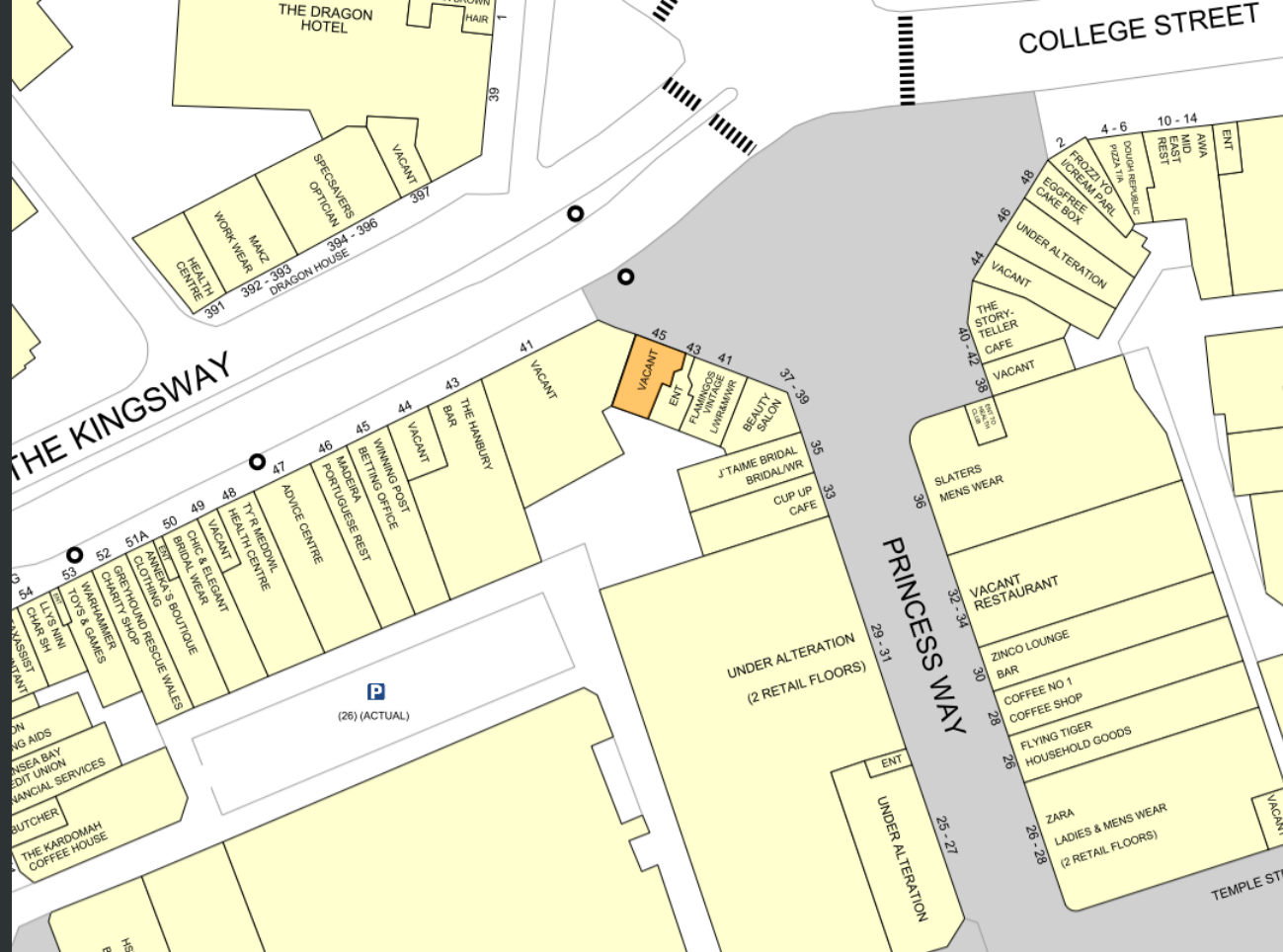


LOCATION

Pearl House is conveniently located on the corner of Princess way and the Kingsway, a retail route linking the pedestrianised shopping area of Oxford Street to the Kingsway, an arterial pedestrian and vehicular route through Swansea City Centre. The property occupies a prominent position within Swansea City Centre and is close to the main retail and leisure areas of the City. Swansea has benefited from significant investment in recent years, 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.

Nearby developments within the City Centre include the construction of new high quality office space both at 71/42 The Kingsway and Princess Quarter, the new City Community Hub and the recently completed 3,500 seat Swansea Arena.



DESCRIPTION

45 Pearl House offers space split between the ground floor and finished basement level. The current ground floor layout comprises a reception area with two treatment rooms and WC with further space on the lower level which includes WC and kitchen facilities. The unit is finished to a good standard with a glazed frontage measuring 23ft 9in. The unit also benefits from a rear access point to allow for loading and deliveries.

ACCOMMODATION

Area	m2	ft2
Zone A	40.5m2	436ft2
Zone B	30.4m2	327ft2
Basement	52.6m2	566ft2
Total NIA	123.5m2	1,329ft2

RENT

£14,000 PAX

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 use.

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, April 2024.

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