

10 BELLEVUE WAY, SWANSEA, SA1 5BY

RETAIL / OFFICE UNIT TO LET



Retail / Office Unit to Let

Total NIA 93.48 m.sq 1,006 sq.ft £12,000 PAX

Ground Floor Retail/Office Unit | Prominent City Centre Location |

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LOCATION

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 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

10 Bellevue Way is a ground floor unit within Orchard House. The unit benefits from A2 office use and could suit alternative uses such as retail, subject to planning.

The accommodation briefly comprises a ground floor retail area with dual aspect glazing to Bellevue Way and Trinity Place, two small meeting rooms and rear WC and kitchen facilities. The unit is close to public parking facilities, including the NCP Car Park which adjoins Orchard House and is a 7-minute walk from Swansea Train Station.

Accommodation		
Zone A	44.67 sq m	481 sq ft
Zone B	41.59 sq m	448 sq ft
Kitchen	7.22 sq m	78 sq ft
Total Ground Floor NIA	93.48 sq m	1,006 sq ft
Net Frontage	10.7 m	35ft 1 inch

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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.

BUSINESS RATES

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

Rateable Value: £8,200 (April 2023)
UBR for Wales 2024/25 56.2p in the £

We understand eligible ratepayers will receive 40% non-domestic rates relief for 2024-25. The incoming tenant will also benefit from small business rates relief. Further information available at businesswales.gov.

ASKING PRICE

We have been instructed to seek offers in the region of **£12,000 Per Annum Exclusive**



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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



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, June 2024

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