

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

POPULAR SUBURBAN RETAIL LOCATION



RETAIL UNITS TO LET

914 - 5,713 SQ FT | FROM £10,000 pax
A1 USE - | FLEXIBLE RETAIL SPACE WITH CUSTOMER PARKING IN ESTABLISHED LOCATION

460 LLANGYFELACH ROAD, BRYNHYFRYD, SWANSEA, SA5 9LR

POPULAR SUBURBAN RETAIL LOCATION

LOCATION

The property occupies a prominent position on Llangyfelach Road, an arterial route linking Swansea City Centre, which is approximately 2 miles to the south to Junction 46 of the M4 Motorway, approximately 2.5 miles to the north. The popular Morfa Retail Park and Swansea.com Stadium approximately 1 mile to the east.

The unit is situated within close proximity to Brynhyfyrd Cross where other occupiers include Travel House, Haystack Café, Hair and Beauty Salons, Music Teaching Studios and other local traders.

DESCRIPTION

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

The unit comprises 5,713sq.ft of single storey retail and ancillary space. The new units would benefit from glazed frontages and use of the on-site parking. The units will be finished to a shell condition ready for occupiers fit out.

The property is also for sale at an asking price of £450,000



460 LLANGYFELACH ROAD, BRYNHYFRYD, SWANSEA, SA5 9LR

POPULAR SUBURBAN RETAIL LOCATION

ACCOMMODATION

AREA	m ²	ft ²	Rent
Unit A	85m2	914ft2	£10,000pax
Unit B	88m2	947ft2	£10,000pax
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

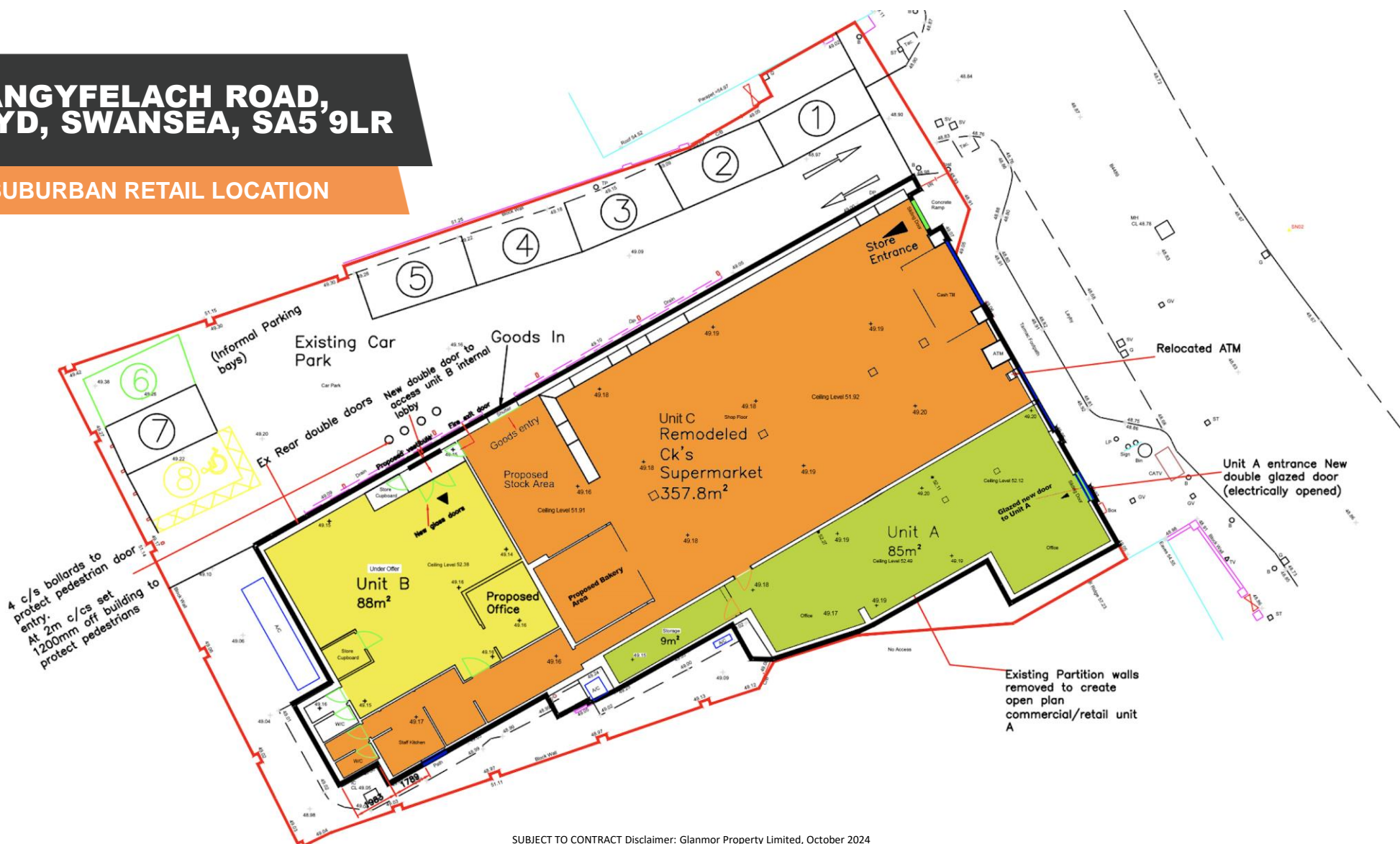
For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

Tel: 01792 439105

Email: info@glanmorproperty.co.uk

460 LLANGYFELACH ROAD, BRYNHYFRYD, SWANSEA, SA5 9LR

POPULAR SUBURBAN RETAIL LOCATION



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, October 2024

Important notice relating to the Misrepresentation Act 1967. Glanmor Property Ltd act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavors to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.