

27 Singleton Street. Swansea, SA1 3QN

Retail Accommodation Over Three Floors

RETAIL UNIT TO LET

Total NIA 290.83sq.m 3,128 sq.ft £19,500 PAX

Retail Unit | Close to Quadrant and Bus Station | Neighbours Public Carpark | Accommodation over three floors

27 Singleton Street. Swansea, SA1 3QN

Retail Accommodation Over Three Floors

LOCATION

Singleton Street is predominantly a commercial area within the City Centre offering a mix of national and independent retailers, the property is close to Swansea Bus Station and the Grand Theatre with a public carpark to the west. Singleton Street is also a short distance from the residential estate of Sandfields which is located to the west of the City Centre. The property adjoins Shoppers Walk, a retail arcade home to a mix of independent retail occupiers.

Swansea is the second largest city in Wales with approximately 246,000 residents. Swansea is located approximately 45 miles to the west of Wales Capital City of Cardiff.

DESCRIPTION

The subject property is an end of terrace retail unit offering accommodation over three floors. Most recently, the building has been utilised to offer retail to the ground floor and ancillary accommodation on the first and second floor.

Each floor is mainly open plan with kitchen and WC facilities to the rear of the ground floor. The first floor offers additional rear WC facilities and a small office to the front, and the second floor is open plan.

The property benefits from a recently replaced flat roof and has been externally clad to the rear and side elevations, internal updating will likely be required.

TENURE

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

VAT

All figures are exclusive of VAT, where applicable.

ASKING PRICE

We have been instructed to seek offers in the region of **£19,500 Per Annum Exclusive**

ACCOMMODATION

Net Internal Area		
Area	m.sq	ft.sq
Ground Floor	97.69	1,052
First Floor	90.91	979
Second Floor	102.23	1,098
Total	290.83	3,128
GF Width	5.23m	17ft 1in
GF Depth	18.58m	60ft 10in

27 Singleton Street. Swansea, SA1 3QN

Retail Accommodation Over Three Floors

PLANNING

We understand that the property benefits from A1 use under The Town and Country Planning (Use Classes) Order 1987 (as amended). Other uses would be considered, subject to relevant planning consent.

BUSINESS RATES

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

Ground Floor Rateable Value: £7,800 (April 2023)

UBR for Wales 2024/25 56.2p in the £

Eligible ratepayers will receive 40% non-domestic rates relief for 2024-25. Further information available at businesswales.gov.

CONTACT

For further information and to arrange a viewing please contact -

Glanmor Chartered Surveyors.

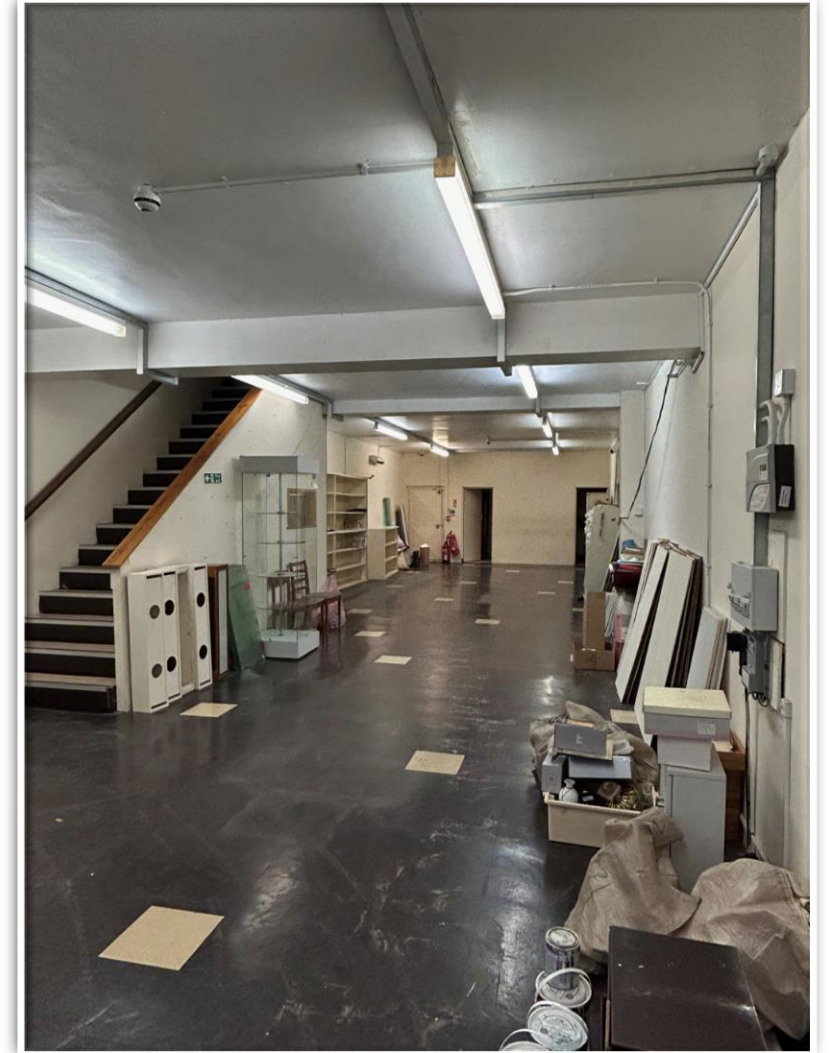
Tel: 01792 439105

Email: info@glanmorproperty.co.uk



27 Singleton Street. Swansea, SA1 3QN

Retail Accommodation Over Three Floors



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, December 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.