

**8 Portland Street, Swansea, SA1 3DH**

**NEWLY RERUBISHED CITY CENTRE RETAIL UNIT**

**SHOP TO LET**

Total NIA 70.36sq.m 757.41 sq.ft £13,000 PAX

Ground Floor Retail Space | City Centre Location | Newly Refurbished Ready for Tenant Fit Out



**GLANMOR CHARTERED  
SURVEYORS**

**01792 439105 | [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)**

Cambrian House, Cambrian Place, Swansea, SA1 1RH



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#### LOCATION

The shop is situated on Portland Street, just off from Swansea City Centre's main shopping area of Oxford Street. Both Oxford Street and the lower part of Portland Street are pedestrianised with the area offering a mix of national and independent retailers. These include Barclays and HSBC bank, Marks and Spencer, The Kardomah Coffee House and Swansea Market.

Portland Street links Oxford Street to the Kingsway, a busy vehicular route through the city centre.

#### DESCRIPTION

The shop benefits from recent refurbishment and is presented in a shell condition ready for tenant fit out. The space comprises an open plan retail area and a new glazed shopfront will be installed fronting onto Portland Street.

The shop forms part of a larger redevelopment scheme which will benefit both the shop and the surrounding area.

#### 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 **£13,000 Per Annum Exclusive**

#### ACCOMMODATION

| Net Internal Area  |        |          |
|--------------------|--------|----------|
| Area               | m.sq   | ft.sq    |
| Ground Retail Area | 70.36  | 757      |
| Shop Depth         | 12.41m | 40ft 7in |
| Shop Width         | 5.67m  | 18ft 6in |

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## **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**

The property is currently awaiting revaluation.

## **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)**



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**GCS** | **GLANMOR CHARTERED  
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