

8 Portland Street, Swansea, SA1 3DH

NEWLY RERUBISHED CITY CENTRE RETAIL UNIT

SHOP TO LET

Total NIA 70.36sq.m 757.41 sq.ft £15,500 PAX

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

8 Portland Street, Swansea, SA1 3DH

NEWLY RERUBISHED CITY CENTRE RETAIL UNIT

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 **£15,500 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

8 Portland Street, Swansea, SA1 3DH

NEWLY RERUBISHED CITY CENTRE RETAIL UNIT

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.

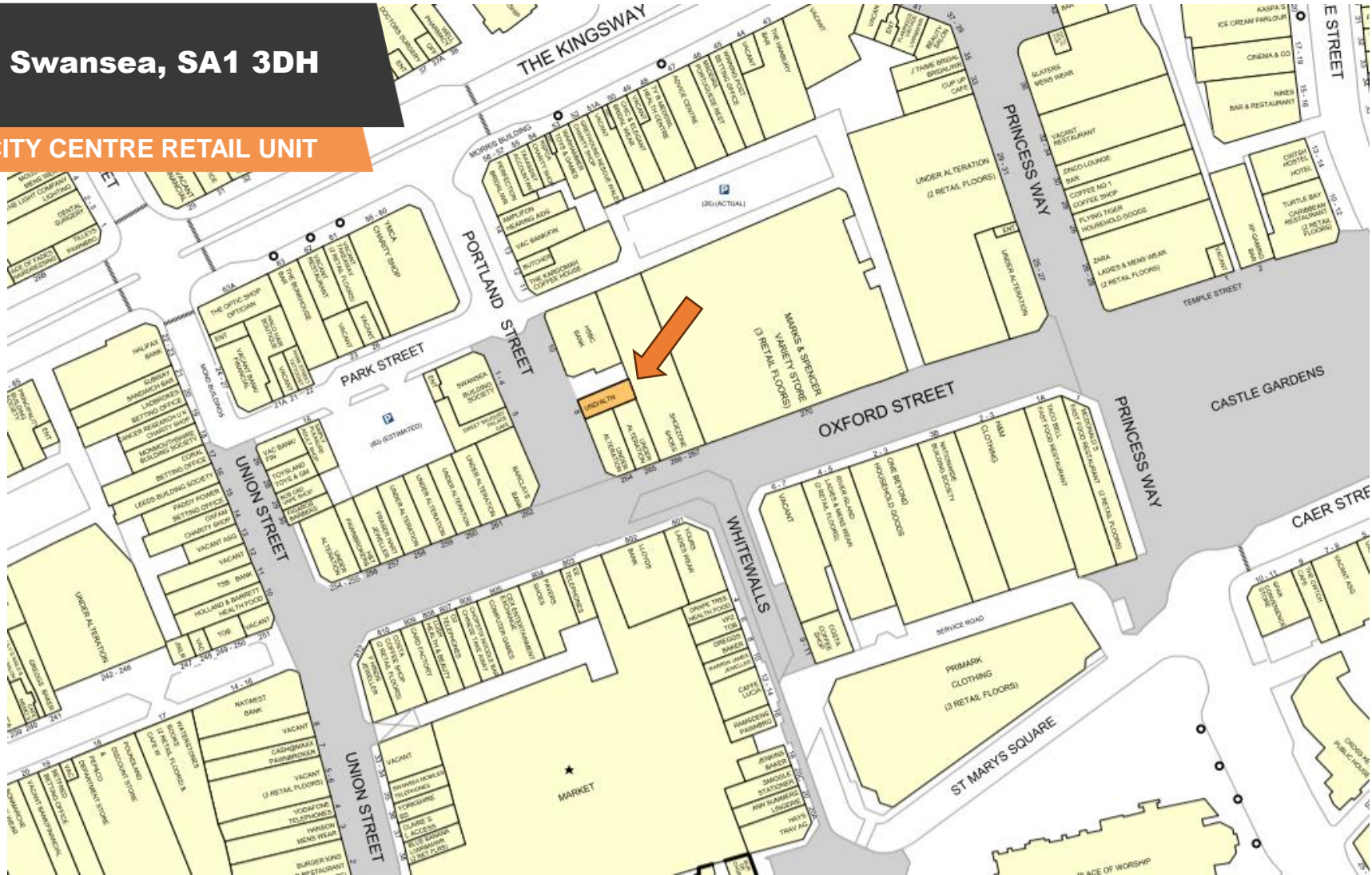
Tel: 01792 439105

Email: info@glanmorproperty.co.uk



8 Portland Street, Swansea, SA1 3DH

NEWLY RERUBISHED CITY CENTRE RETAIL UNIT



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.