

2 Pontardulais Road, Gorseinon,  
Swansea, SA4 4FE

UNIT TO LET

NAOMI JONES  
HAIR STUDIO

01792 895950

## Unit to Let

Total NIA 30.19m.sq 325sq.ft £7,800 PAX

Retail Unit | Prime position on Gorseinon Cross



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 unit is located on Pontardulais Road, just off the main crossroad within the town of Gorseinon.

Gorseinon is located approximately 7 miles to the north-west of Swansea City Centre with Junction 47 of the M4 Motorway approximately 2 miles to the east.

Nearby occupiers include SA Property, Specsavers and Well Pharmacy.

#### DESCRIPTION

The unit comprises ground floor retail accommodation currently used as a hair salon. Internally, the unit is presented to a good standard with laminate flooring and plastered and painted walls. To the rear of the unit are kitchen facilities and a small understairs storage area. WC facilities to the rear of the building.

We have been advised that a new shop front will be installed at the unit prior to tenant occupation.

#### 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: £4,650 (April 2023)

UBR for Wales 2024/25 56.2p in the £

We understand this property will benefit from 100% small business rates relief.

#### ASKING PRICE

We have been instructed to seek offers in the region of **£7,800 Per Annum Exclusive**

| ACCOMMODATION |       |       |
|---------------|-------|-------|
| Area          | m.sq  | ft.sq |
| Total NIA     | 30.19 | 325   |

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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.

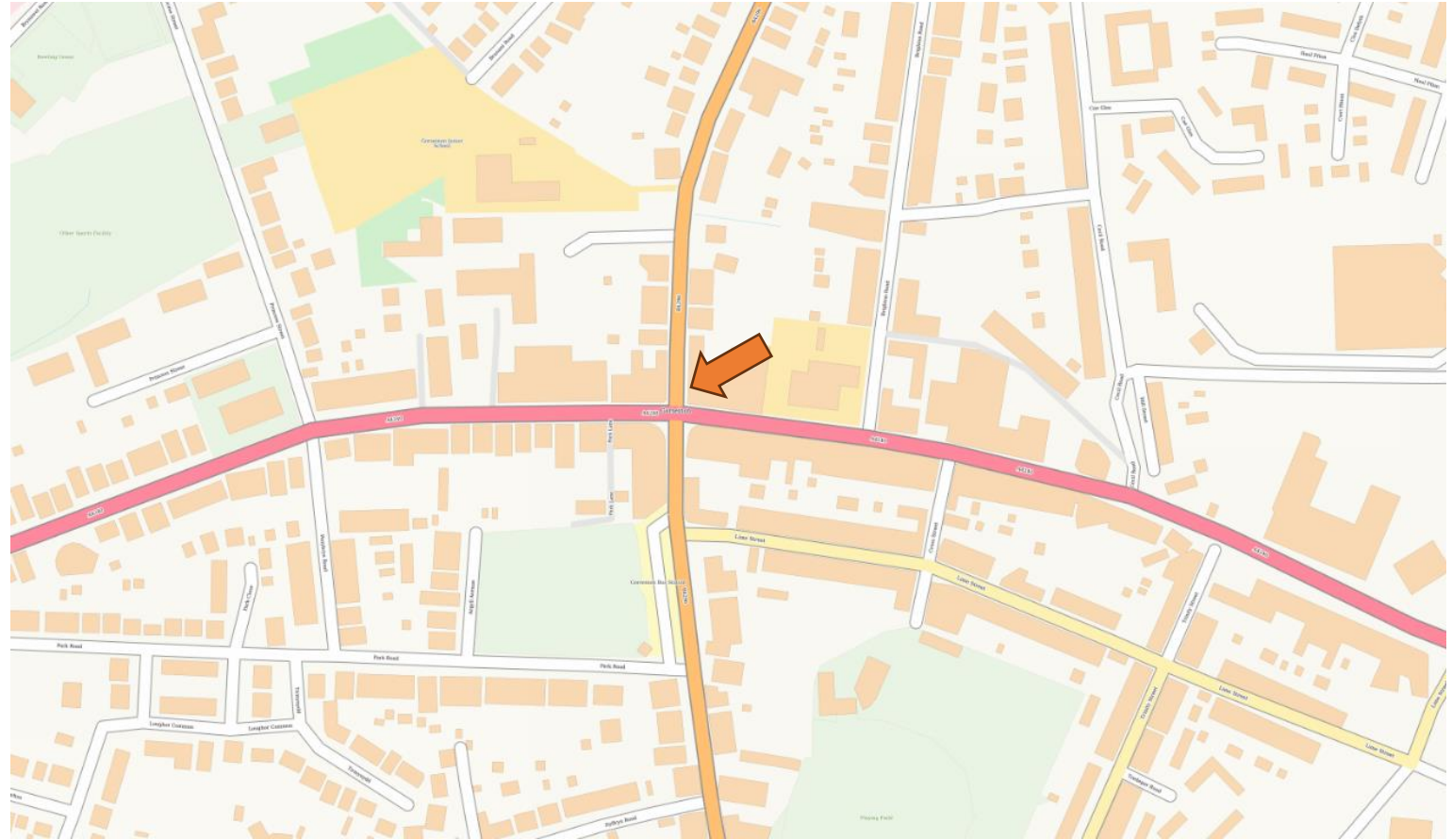
### CONTACT

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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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, October 2024

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