



GLANMOR CHARTERED  
SURVEYORS

📍 Swansea, South West Wales

# THE THREE LAMPS

Prime Leasing Opportunity

**TO LET**  
**£45,000**  
**p/a**

2,821 Sqft Of Cafe/Bar/Restaurant Use | Located in the Heart of Swansea City Centre | Swansea Population 321,000

# DESCRIPTION

This four storey building was refurbished in 2018. The basement, ground floor (bar, kitchen and seating area overlooking Castle Gardens) and part of the first floor including the WC facilities are available to let. Previous occupier fit-out in-situ. A1 plans available on request.

## ACCOMMODATION

Description	m <sup>2</sup>	tt <sup>2</sup>
Basement	82	882.6
Ground	180.1	1,938.6
First – WC facilities		
<b><u>Total NIA:</u></b>	<b><u>262.1</u></b>	<b><u>2,821.2</u></b>

## TENURE

Available on a new IRI lease on terms to be negotiated. May sell long-leasehold of the whole building.

## VAT

All figures are exclusive of VAT where applicable

## BUSINESS RATES

Rateable Value £TBC

UBR for Wales 2023/24 53.5 p in the £

Interested parties are asked to verify this information by contacting the local authority.

## EPC

Energy Performance Asset Rating D - 89

## PREMISES LICENCE

Supply of alcohol:

Sunday to Thursday 10.00-01.00 hours

Friday & Saturday 10.00-02.00 hours

Until 02.30 hours on Friday/Saturday/Sunday preceding all bank holidays, Christmas Eve, Boxing Day & New Years Eve.



# LOCATION

The premises is conveniently located within the city centre overlooking Swansea Castle and Castle Gardens. The building also overlooks the entrance to Wind Street which is the main leisure area of the city.

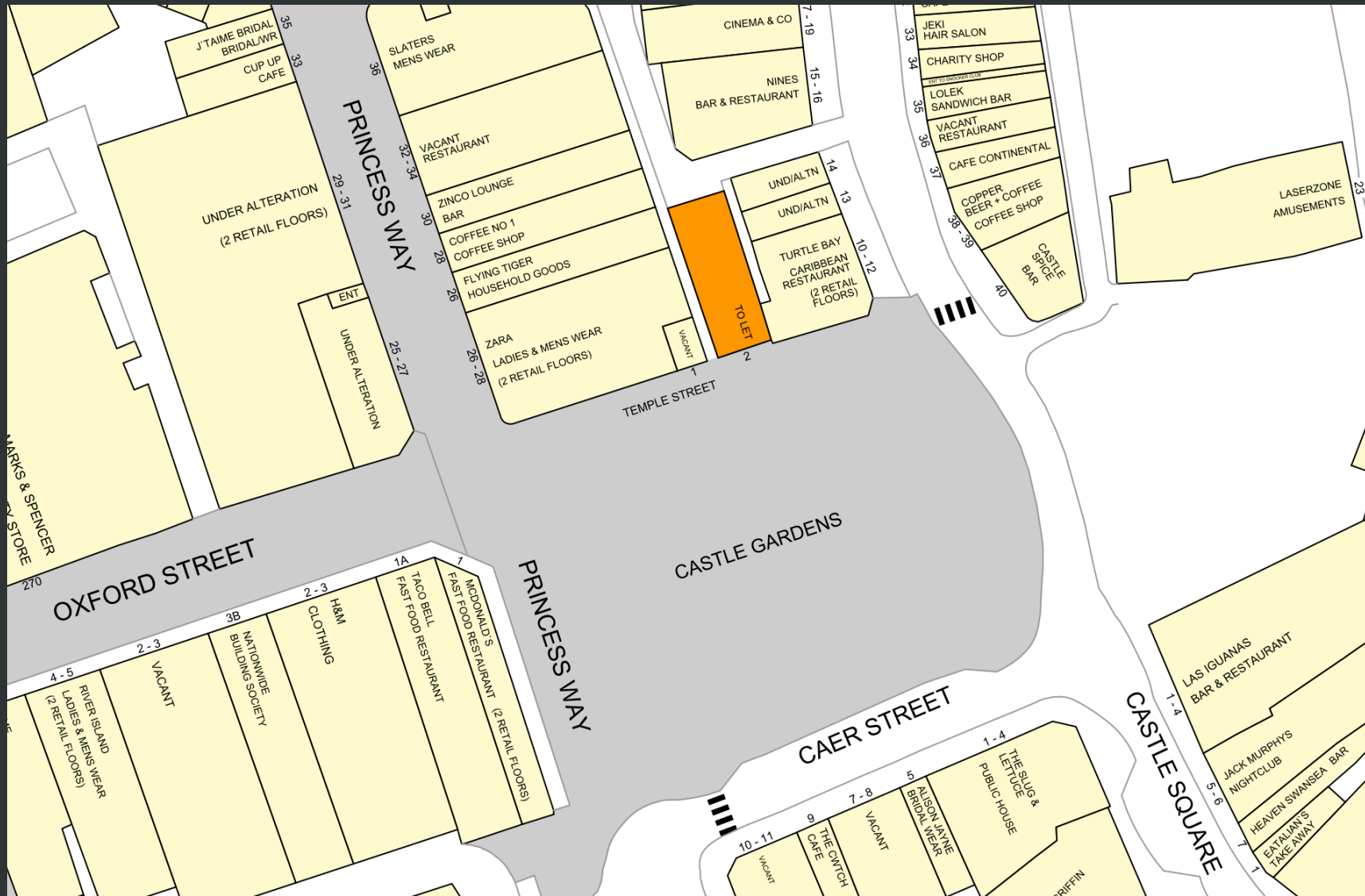
Swansea benefits from excellent road communications being situated approximately 5 miles from the M4 motorway, accessed via junctions 42-47.

It is in close proximity to a number of national and local A3 occupiers including Slug and Lettuce, Five Guys, Wagamama, ASK & Nandos.



# LOCATION

The Three Lamps,  
Castle Gardens,  
Swansea,  
SA1 1JE





- Prime city centre location overlooking Castle Gardens and Swansea Castle
- Basement, ground floor and part first floor ONLY -A3 café / bar / restaurant use





For all enquiries please contact;  
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