

7 Graiglwyd Road, Cockett,
Swansea, SA2 0UU

Retail Premises To Let

SHOP TO LET

475 sq.ft | £8,000 PAX

USE CLASS A1 - | GROUND FLOOR RETAIL PREMISES AVAILABLE TO LET | PROMINENT POSITION



GLANMOR CHARTERED
SURVEYORS

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH



7 Graiglwyd Road, Cockett, Swansea, SA2 0UU

Retail Premises To Let

LOCATION

The property is located on Graiglwyd Road and fronts onto a busy roundabout which connects Graiglwyd Road, Townhill Road and Powys Avenue. The property is situated approximately 1.5 miles to the west of Swansea city centre and 1.5 north east of the village of Sketty.

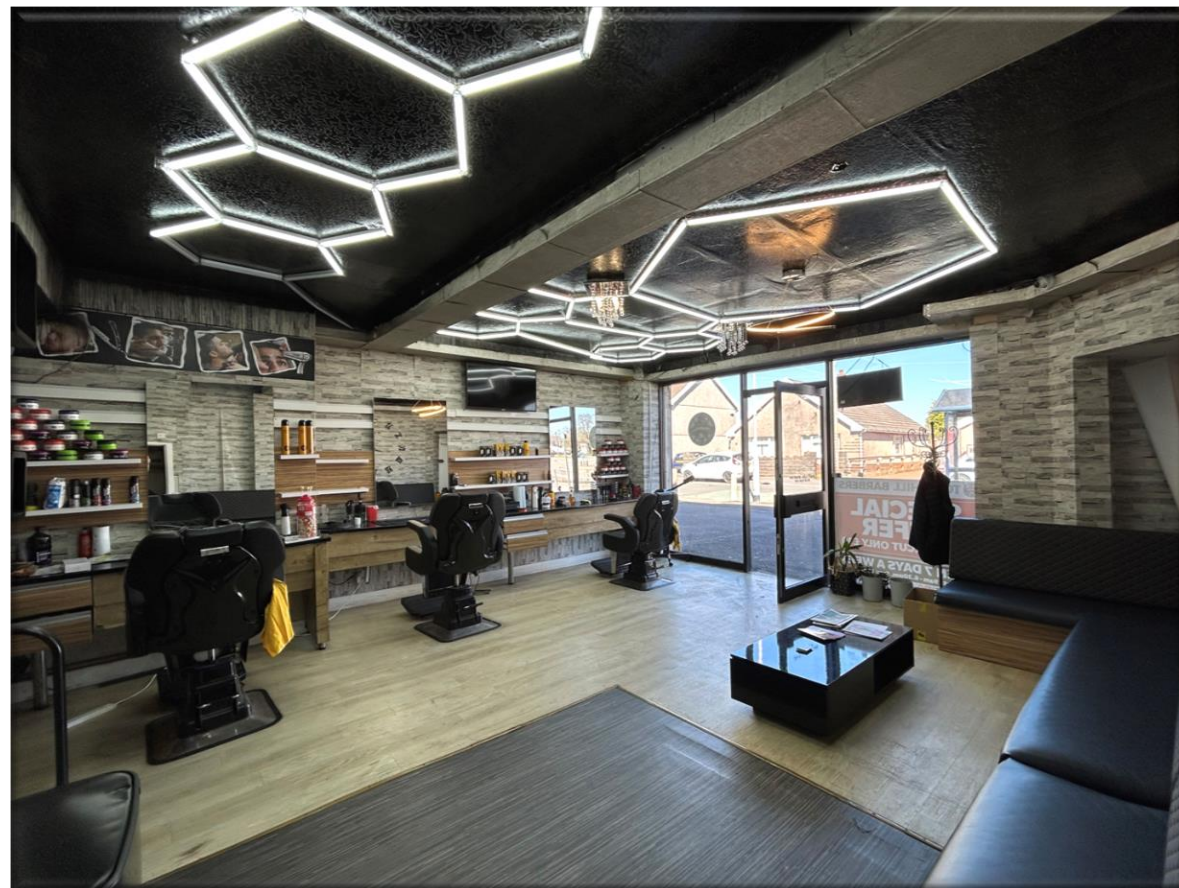
The location offers good visibility and pedestrian access, benefiting from passing traffic and local footfall. The surrounding area consists predominantly of residential properties, with a range of local amenities including shops, schools, and parks within walking distance.

DESCRIPTION

Located on the ground floor, the shop offers open plan retail accommodation with a small rear area for staff facilities which includes WC and kitchenette.

The shop also benefits from a glazed frontage with electric, fob-controlled roller shutter. Currently set up as a barber shop, the unit would be suitable for a range of different uses.

Nearby occupiers include Premier Stores, Well Pharmacy, and a mix of different local retailers.



7 Graiglwyd Road, Cockett, Swansea, SA2 0UU

Retail Premises To Let

ACCOMMODATION

Total Area	SQ M	SQ FT	RENT
Retail Area	44.13	475	£8,500 PAX

TENURE

The property is available on new an Internal Repairing & Insuring lease terms to be agreed.

RENT

A quoting rent of £8,000 per annum, exclusive of rates, utilities and service charge.

SERVICE CHARGE

A service charge will be levied to cover the maintenance and upkeep of the common areas of the property.

VAT

All figures are exclusive of VAT, where applicable.



7 Graiglwyd Road, Cockett, Swansea, SA2 0UU

Retail Premises To Let

BUSINESS RATES

We understand that the property will benefit from 100% business rates relief.

EPC RATING

An EPC has been commissioned and will be available shortly.

PLANNING PERMISSION

We have been advised the unit currently has planning consent A1 use.

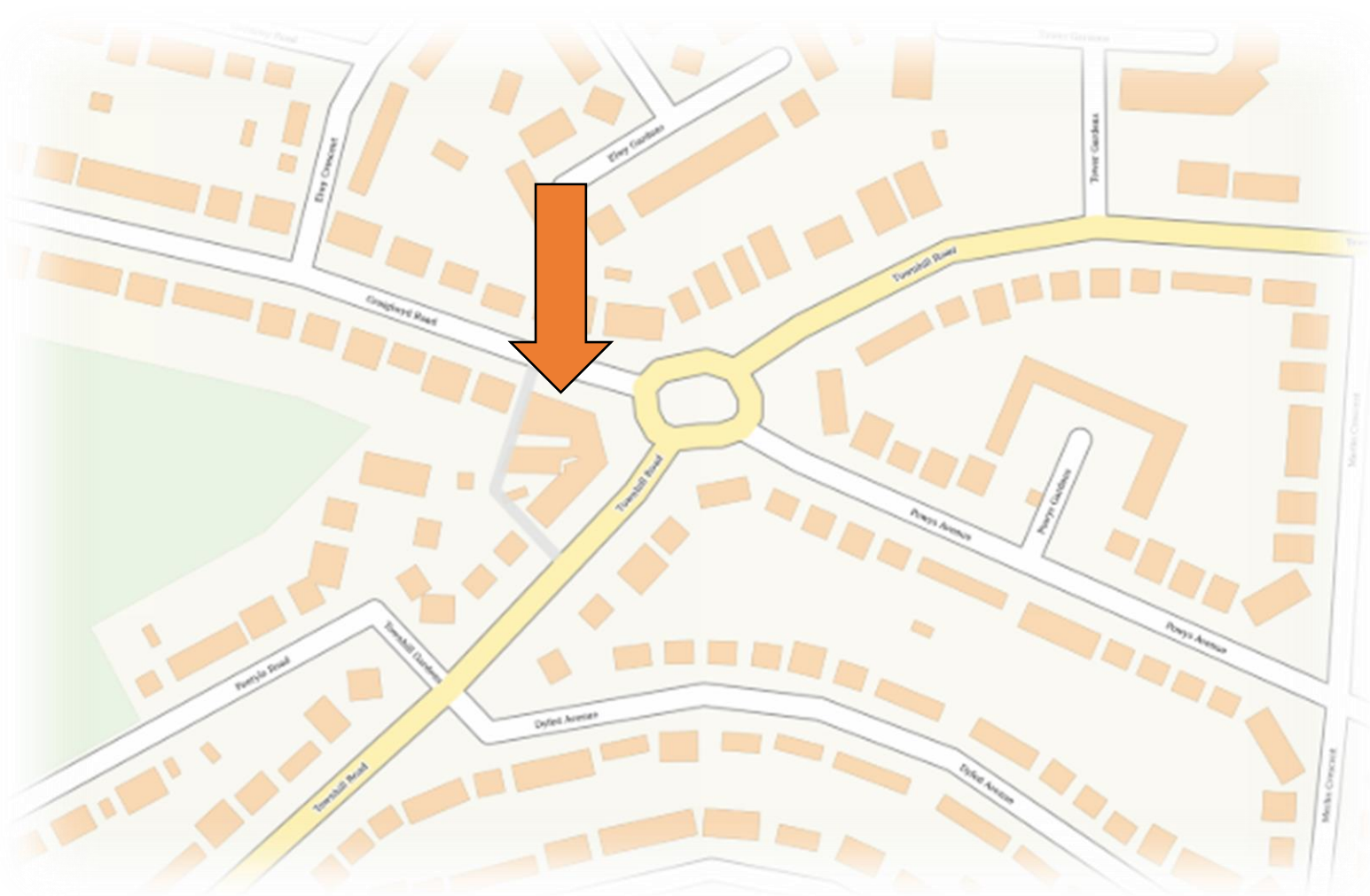
CONTACT

For further information and to arrange a viewing please contact-

Glanmor Chartered Surveyors

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, July 2025

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.



**GLANMOR CHARTERED
SURVEYORS**

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH

