

2 Picton Arcade, Swansea, SA1 3BE

City Centre Shop To Let

SHOP TO LET

818 sq.ft | £10,000 PAX

USE CLASS A1 - | GROUND FLOOR RETAIL PREMISES WITH FIRST FLOOR STORE | ARCADE LOCATION



GLANMOR CHARTERED
SURVEYORS

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Cambrian House, Cambrian Place, Swansea, SA1 1RH



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LOCATION

The property is situated within Picton Arcade, a covered shopping arcade located within Swansea city centre. The arcade is a well-established retail destination, known for its mix of independent retailers.

Picton Arcade comprises a retail lined pedestrian route which links the Kingsway to Oxford Street, two of Swansea City Centre's prime retail and commercial areas. Nearby amenities include a variety of cafés, restaurants, and both national and independent retailers.

The shop benefits from being a short walk from Swansea Bus Station, Swansea's Indoor Market and the shopping Quadrant. The arcade is also next 71/72 The Kingsway, a new City Centre scheme which is expected to provide space for around 600 jobs. There is also a public carpark with approximately 120 spaces a short walk away.

DESCRIPTION

The accommodation comprises an open plan retail area on the ground floor. A rear staircase provides access to the first floor which offers facilities including kitchenette and a WC,

The first floor is currently utilised as storage with a lightweight partition all splitting the area into two rooms. To the front of the first floor, there are double doors which open out onto a small balcony area overlooking the arcade.



Ground Floor Retail Space

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ACCOMMODATION

Total Area	SQ M	SQ FT
Ground Floor Retail	35.49	382
First Floor Storage	40.51	436
Total	76	818

TENURE

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

RENT

A quoting rent of £10,000 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 arcade.

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: £5,800 (April 2023)

Rates Payable : £0

Eligible small businesses with a rateable value of up to £6,000 will receive 100% relief.

EPC RATING

Rating of D - 87

PLANNING PERMISSION

We have been advised the unit currently has planning consent A1 use. Other uses considered, subject to relevant planning consents.

CONTACT

For further information and to arrange a viewing please contact -

Glanmor Chartered Surveyors

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



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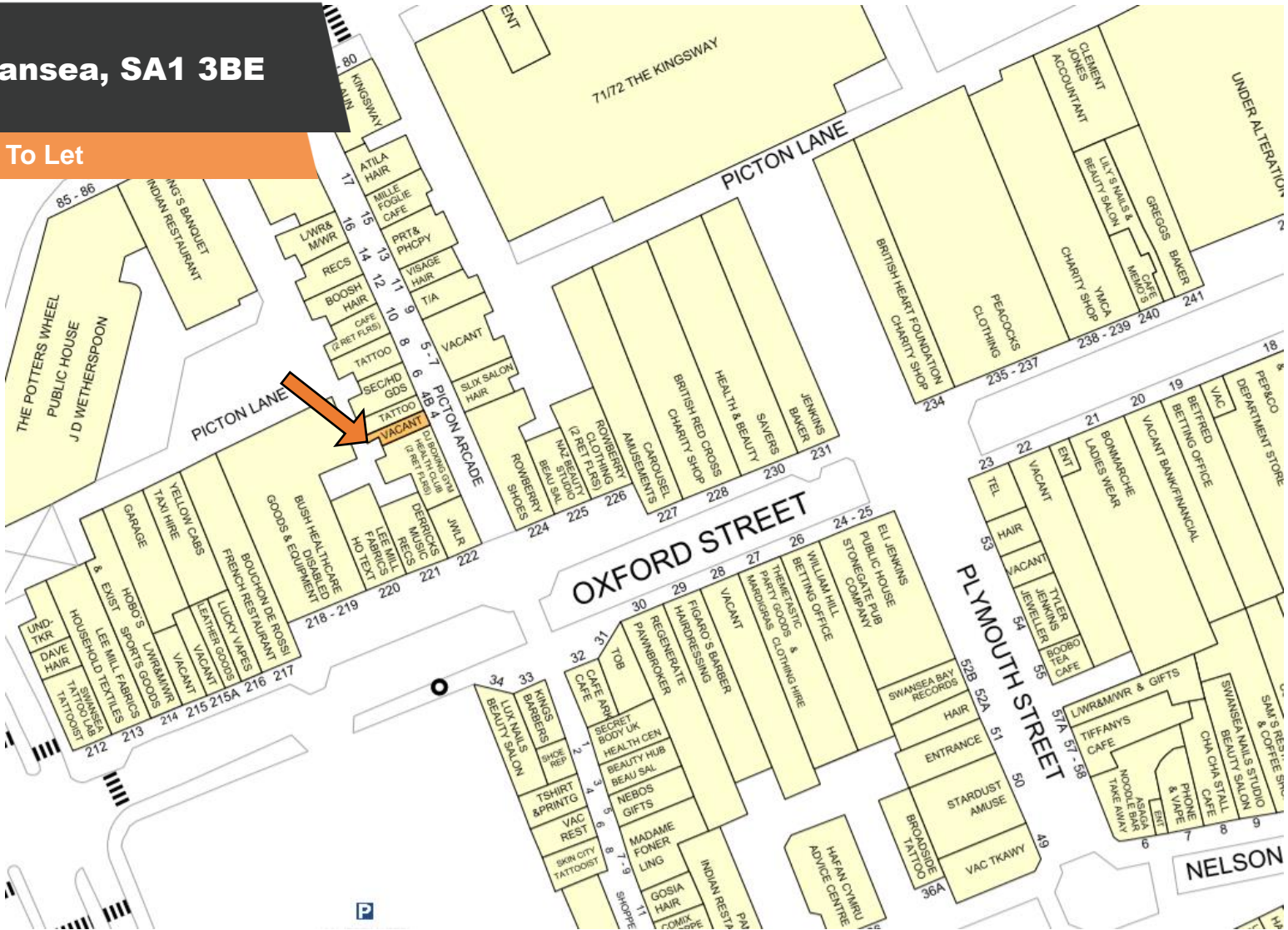
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