

39 Westbury Street, Swansea, SA1 4JW

LARGE UNIT WITH MEZZANINE SPACE IN RESIDENTIAL AREA

UNIT TO LET

Total GIA 500.54 sq.m 5,388 sq.ft £21,000 PAX

Large Commercial Unit | Residential Area | Offroad Parking



**GLANMOR CHARTERED
SURVEYORS**

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH



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LOCATION

The property is located on Westbury Street, Swansea, a mainly residential throughfare linking Brynymor Road and Walter Road. Westbury Street is 0.4 miles from the popular suburb of Uplands and 0.6 miles from Swansea City Centre.

Swansea is the second largest city in Wales, located approximately 45 miles west of the Capital City of Cardiff. J42 of the M4 Motorway is approximately 5 miles east of the City Centre.

DESCRIPTION

The accommodation briefly comprises a ground floor, largely open plan work space with WC facilities and a small separate partitioned area to the rear of the unit.

The unit benefits from mezzanine space which provides first floor space covering the majority of the floor area. Skylights are installed across the length of the unit providing daylight to the space.

Externally there is a small area for off road parking.

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 **£21,000 Per Annum Exclusive**

ACCOMMODATION

Gross Internal Area		
Area	m.sq	ft.sq
Ground Floor	240.88	2,593
Ground Floor Ancillary	26.37	284
Mezzanine	233.29	2,511
Total	500.54	5,388

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PLANNING

We understand that the property benefits from B2 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

Our inspection of the rating list shows the following assessment for the subject premises.

Rateable Value: £11,500(April 2023)

UBR for Wales 2024/25 56.2p in the £

Rates Payable: £6,463

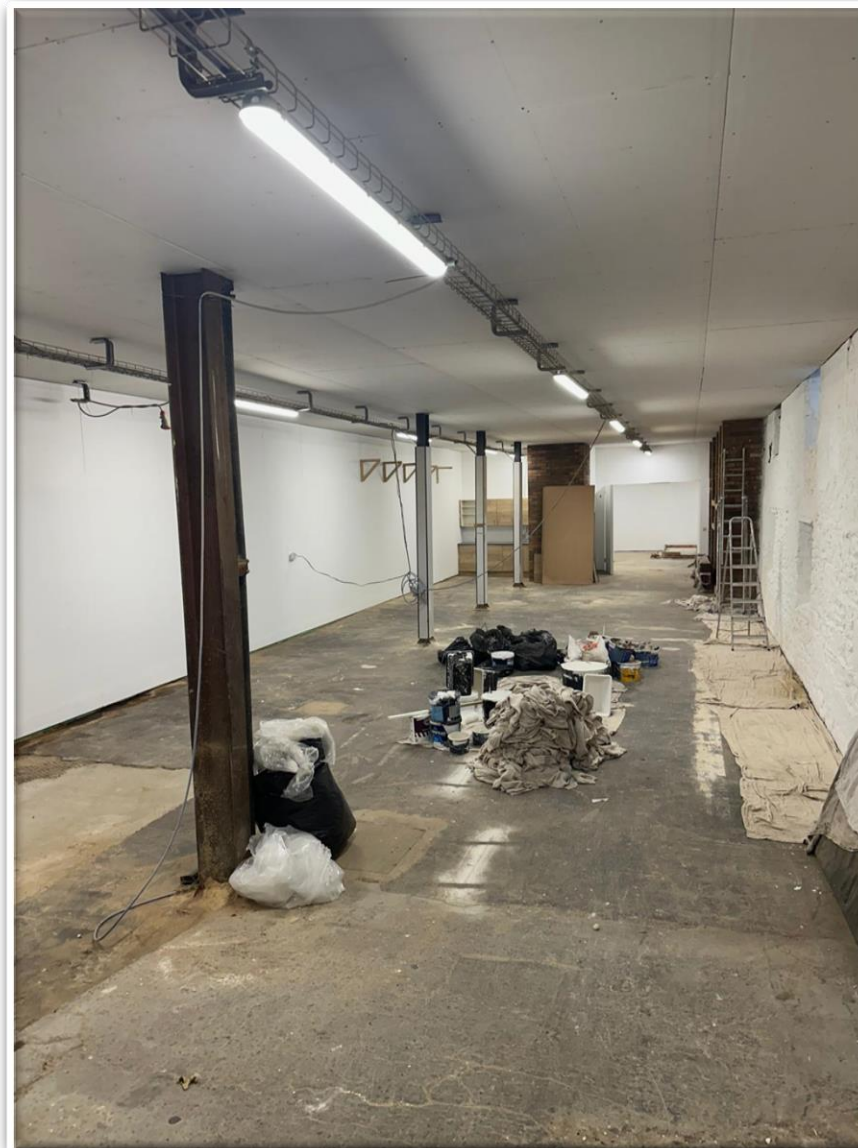
CONTACT

For further information and to arrange a viewing please contact -

Glanmor Chartered Surveyors.

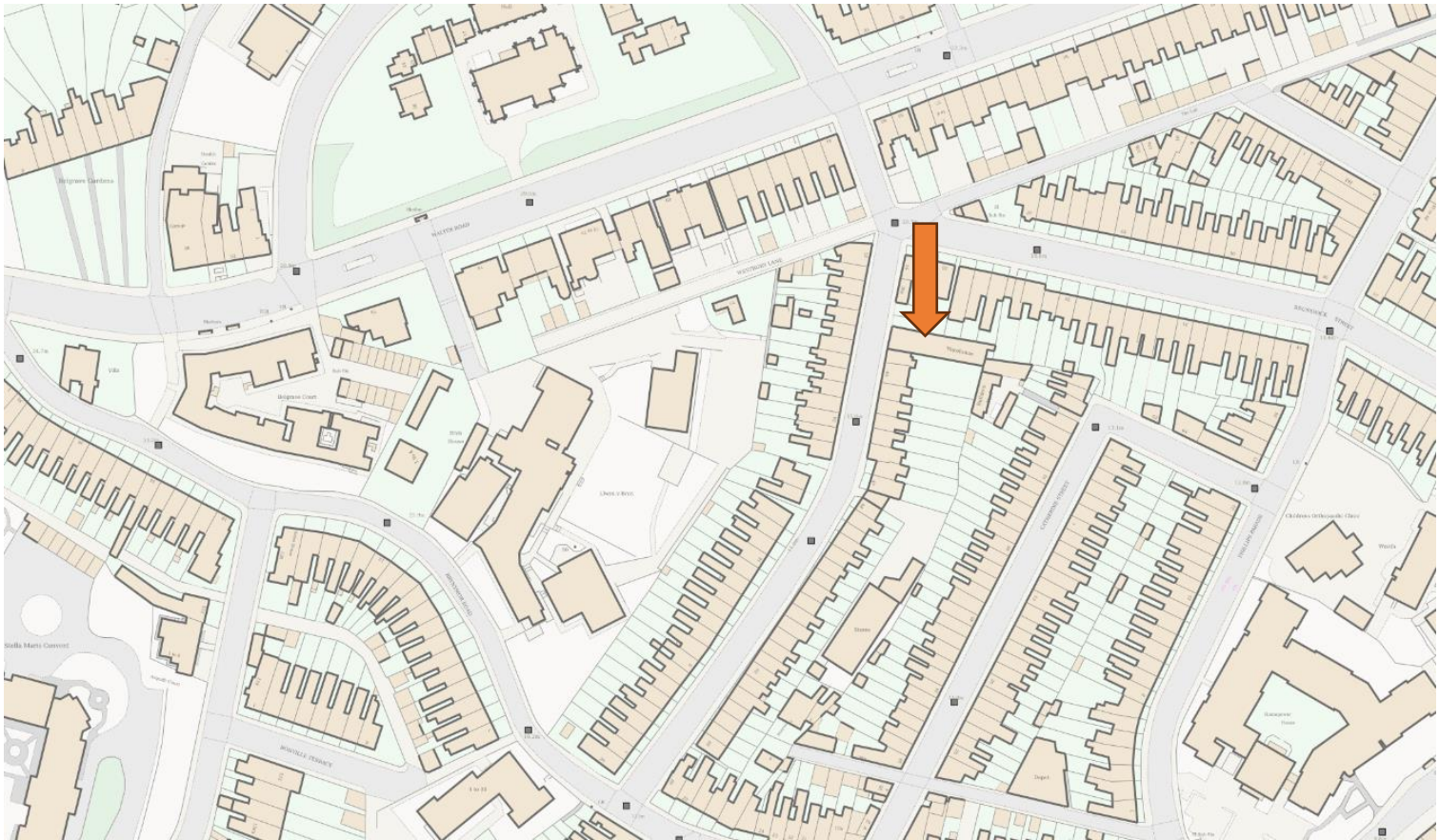
Tel: 01792 439105

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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, October 2024

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