

Units at CK Foodstores, Penclawdd, Swansea, SA4 3XT

New Retail Units To Let



UNITS TO LET

From 226 sq.ft | From £2,495 PAX

USE CLASS A1 - | GROUND FLOOR RETAIL PREMISES | ON-SITE PARKING FACILITIES

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LOCATION

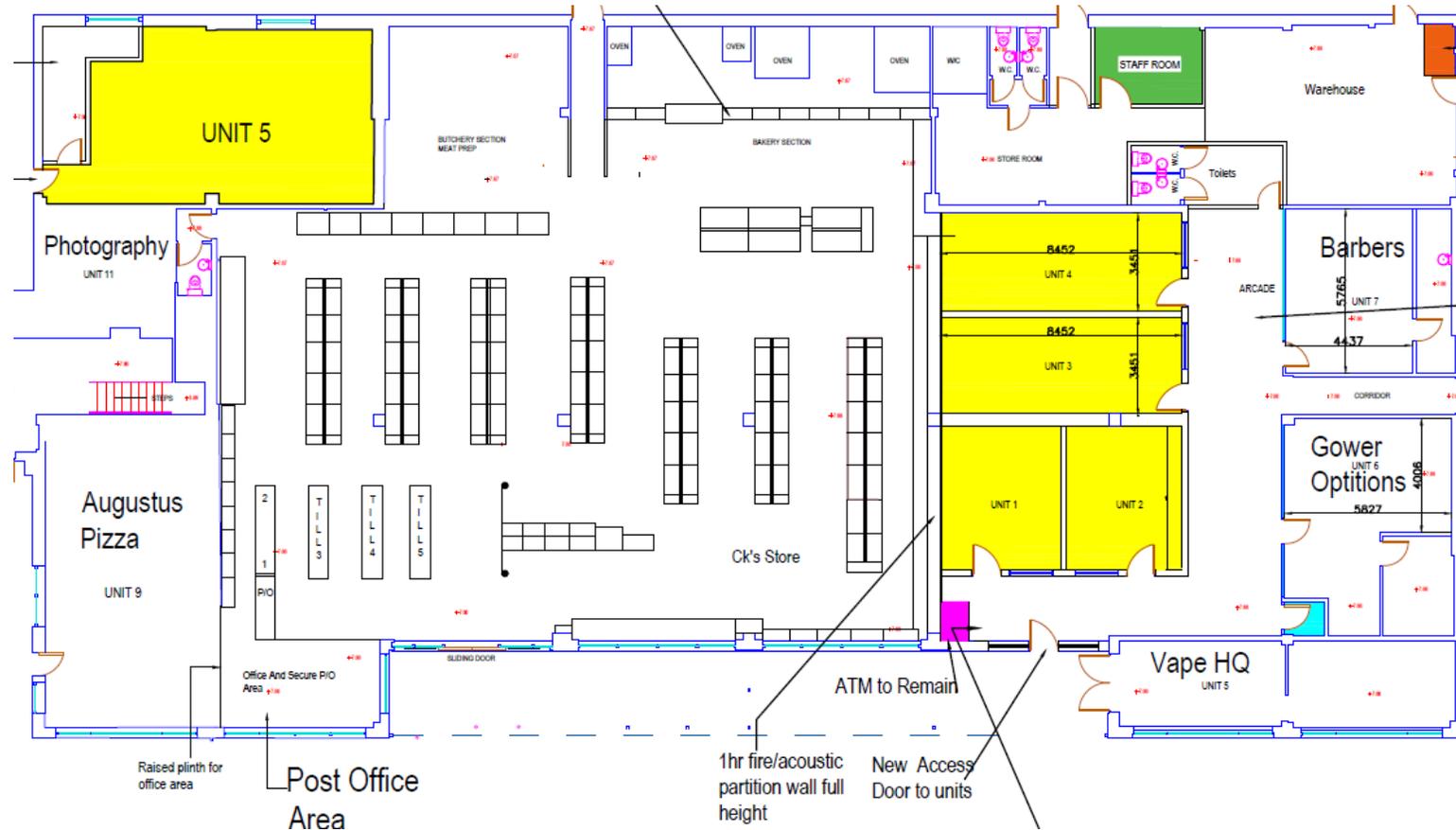
The property is located in Penclawdd, a village on the northwestern edge of Swansea, within the Gower Peninsula. Penclawdd is approximately 10 miles west of Swansea city centre.

The location benefits from good transport links, with the A484 providing direct access to Swansea and surrounding areas. J47 of the M4 Motorway is approximately 6 miles to the northeast, offering connections to Cardiff, which is approximately around 45 miles to the east, and other major routes. Local bus services also connect Penclawdd to Swansea and the surrounding region.

DESCRIPTION

The scheme will comprise five newly built ground-floor retail units located within the established CK Foodstore property. The new units will complement the existing five commercial tenants that currently occupy the site alongside CK Foodstores. Units 1-4 will be accessible from a new arcade style entry walkway with unit 5 having its own entry way from the left hand side of the building.

Each unit will be finished to a shell condition, offering flexible space suitable for a variety of retail uses. The units will also benefit from shared parking facilities located to the front of the property.



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TENURE

The units are available on new Internal Repairing & Insuring leases, terms to be agreed.

RENT

Quoting Rent 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.

BUSINESS RATES

Interested parties are asked to verify rates payable by contacting the local authority.

EPC RATING

An EPC has been commissioned and will be available shortly

PLANNING PERMISSION

We have been advised the units will have A1 use, however other uses would be considered subject to planning.

ACCOMMODATION

UNIT	SQ M	SQ FT	RENT
1	21	226	£2,495
2	21	226	£2,495
3	28	301	£3,323
4	28	301	£3,323
5	60	646	£7,132

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CONTACT

For further information and to arrange a viewing please contact -

Glanmor Chartered Surveyors

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Email: info@glanmorproperty.co.uk



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, April 2025

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