



GLANMOR CHARTERED  
SURVEYORS

📍 Swansea, South West Wales

# PRINCESS QUARTER

Prime Retail Opportunity



From 896 - 4,400 Sqft Of Retail | Prime City Centre Location | Swansea Population 321,000

# SWANSEA OVERVIEW

SWANSEA IS THE REGIONAL ECONOMIC CENTRE OF SOUTH WEST WALES AND THE SECOND LARGEST CITY IN WALES, ACCOUNTING FOR 15% OF THE WELSH ECONOMY.

THE SWANSEA MARKET PLACE IS HOME TO 630,000 RESIDENTS.

321,000 PEOPLE LIVE WITHIN SWANSEA.

ANNUAL FOOTFALL OF 3.5M PEOPLE IN THE PRIME RETAIL CENTRE, UP 16% ON THE PREVIOUS YEAR.

SWANSEA HAS 24,000 STUDENTS IN IT'S 2 UNIVERSITIES.



# LOCATION

THE PROPERTY BENEFITS FROM A PRIME LOCATION IN THE HEART OF THE CITY CENTRE.

THE BUILDING IS LOCATED IN THE HEART OF SWANSEA CITY CENTRE, SITUATED ON THE CORNER OF PRINCESS WAY & ST MARY'S STREET/WIND STREET IN A PROMINENT CITY-CENTRE LOCATION.

THE RETAIL UNITS WILL BENEFIT FROM 750 OFFICE WORKERS IN BOTH PRINCESS QUARTER & PRINCESS HOUSE, WITH FURTHER OFFICE SPACE TO BE DEVELOPED NEARBY.



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# DESCRIPTION

Offering a prominent shop-front position, the units are ideal for popular local establishments as well as brand name national retailers & restaurants.

Having recently undergone extensive redevelopment, the buildings elevation is sleek and contemporary.

Featuring full height, full width glazing offering prominent shopfront appeal across the bustling Princess Way and St Marys Street.

The unit will suit a range of uses, subject to obtaining the required planning consents.

## THE UNITS COMPRISE THE APPROXIMATE GIA AREAS:

	SQ FT	SQ M
RETAIL UNIT 1	1,846	171.50
RETAIL UNIT 2	896	80.7
RETAIL UNIT 3	1,661	154.3

## Planning

The Units benefit from A1, A2 and A3 planning consent.

## Quoting Rent

**£17.50 Per Sq ft, per annum exclusive.**

## SPECIFICATION

The Unit will be handed over in a developer's shell specification with capped services and glazed shop fronts.

## EPC

A rated energy performance.



# FLOOR PLAN

## GROUND FLOOR

GCS

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