



GLANMOR CHARTERED
SURVEYORS



📍 Swansea, South West Wales

Quadrant Gate

City Centre Retail Investment Opportunity

Parade of retail units with vacant upper floors | Alongside The Entrance To The Quadrant Shopping Centre | Bus Station Nearby | Freehold Opportunity

LOCATION

The subject property is located on Nelson Street. Nelson Street occupies a central and well-connected position, lying immediately adjacent to the Quadrant Shopping Centre and Swansea Indoor Market, both of which attract significant footfall. The surrounding area is predominantly commercial, comprising a mix of national retailers, independent shops and cafés.

Nelson Street benefits from excellent accessibility, being within easy walking distance of key public transport links, including Swansea Bus Station and Swansea Railway Station, as well as nearby city centre car parks. The street connects directly with Union Street and Oxford Street, two of Swansea's principal retail thoroughfares, placing it on the edge of the city's prime retail pitch.

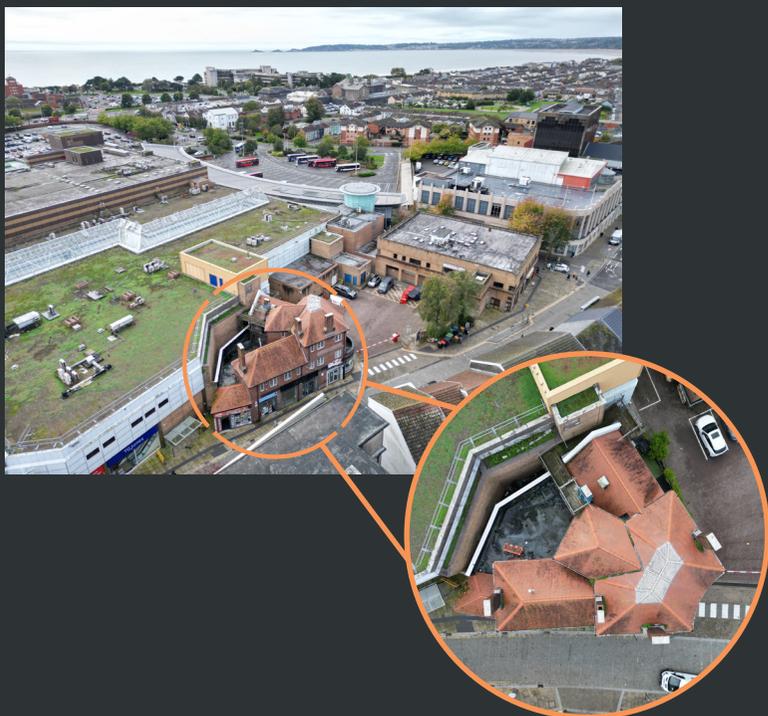
Neighbouring occupiers include Burger King, Vodafone, WHSmiths and Santander.



DESCRIPTION

The subject property comprises a large corner plot with accommodation covering three floors. The ground floor consists of a parade of four retail units with Unit 2 having a small amount of accommodation over the first floor. All of the retail units have an independent access and benefit from modern shop fronts.

At present the upper floors are mainly vacant and provide development potential for conversion to residential use, STP.





TENURE

The property is held freehold.

VAT

Sale to be treated as a transfer of going concern (TOGC).

ASKING PRICE

We have been instructed to seek offers in the region of £525,000 providing a current GIY 6.3% and a potential GIY 9.1%.

EPC

Energy rating and score;

Unit 1 – 60 C

Unit 2 – 81 D

Unit 3 – 77 D

Quadrant Gate Café – 78 - D

RATEABLE VALUE

Unit 1 – £21,250

Unit 2 – 18,750

Unit 3 – £9,300

Unit 4 - £7,900

UBR for Wales 25/26 is 56.8 p in the £

PLANNING

We understand that the retail units benefit from A1 or A3 use under The Town and Country Planning (Use Classes) Order 1987 (as amended). The upper floors are vacant and other uses would be considered, subject to relevant planning consent.

For all enquiries please contact;

Glanmor Chartered Surveyors

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Quadrant Gate, Nelson Street, Swansea, SA1 3QE

	Tenant	Area (Sq Ft)	Current Rent	Lease Terms
1	Hong Kong Gourmet Enterprise Ltd	1,681	£10,416.67 p/a	Lease term to October 2034. Break date - every third anniversary of the term. Rent rising to £12,500 p/a from April 2026. Rent Review Date - Every third anniversary of the term.
2	VACANT	1,174	-	Market rent £15,000 p/a.
3	Kavita Rani	272	£10,000 p/a	Lease term to March 2028.
4	Mobimaster Limited	239	£12,500 p/a	Lease term to June 2029.

TOTAL £32,916.67 p/a



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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, October 2025.

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