

**Penderyn Swansea,
Hafod Copperworks, Swansea SA1 2JT**

Café / Catering Opportunity

CAFÉ OPPORTUNITY TO LET WITHIN PENDERYN COPPERWORKS DISTILLERY

CAFE - 827 sq.ft (STORAGE AREA – 447 sq.ft) | THE POTENTIAL SWANSEA SKYLINE PROJECT inc CABLE CAR/CHAIRLIFT LANDING OPPOSITE |
£10,000 PAX | SECOND FLOOR CAFÉ OPPORTUNITY AVAILABLE TO LET | WITHIN PENDERYN VISITOR CENTRE WITH HIGH FOOTFALL



**GLANMOR CHARTERED
SURVEYORS**

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LOCATION

Penderyn Swansea (SA1 2JT) is located in the historic Hafod Morfa Copperworks site, opposite the Swansea.com Stadium. This historic building sits alongside the River Tawe and is located just off Morfa Road and the A4217 in the Landore area, around 1.5 miles north of the city centre.

Morfa Retail Park is nearby which brings together a mix of major retailers including Morrisons, B&Q Warehouse, Currys and Argos among others, along with popular eateries like KFC, Nando's, Harvester, Costa and Greggs. The subject property is served by several local bus routes as well as being within easy reach of Swansea High Street station. The Penderyn visitor centre is accessed through Landore Park & Ride Carpark and benefits from free car parking to all visitors.

DESCRIPTION

Historic grade II listed powerhouse building which has been completely refurbished. Penderyn Swansea is now a distillery, visitor centre, and shop located in the historic Hafod Copperworks in Swansea, Wales, where visitors can learn about and taste award-winning Penderyn Welsh Whiskies. The centre offers interactive masterclasses, a tasting bar, a gift shop, and exhibits on the history of the copperworks and the whisky-making process.

The subject unit is located on the second floor of the building and is accessed through the visitor centre and tasting bar. There is a main potential café area and an adjoining storage area. The unit benefits from lift access and potential external seating area to the rear. The unit is finished to shell condition and a tenant incentive is negotiable to assist with tenant fit-out.

This opportunity is offered to let the available unit and to work in conjunction with Penderyn to provide a café offering to the visitors and extended customers. Opening hours will be aligned with the main building.

SWANSEA SKYLINE PROJECT - A company called Skyline Enterprises has planning permission to build a gondola lift from the Landore park and ride site across the River Tawe up the hill to a sky swing attached to three towers, a zipline sending riders out on a 1km loop, and luge tracks.

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ACCOMMODATION

Total Area	SQ M	SQ FT
Retail Area	76.81	827
Storage	41.48	447

TENURE

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

RENT

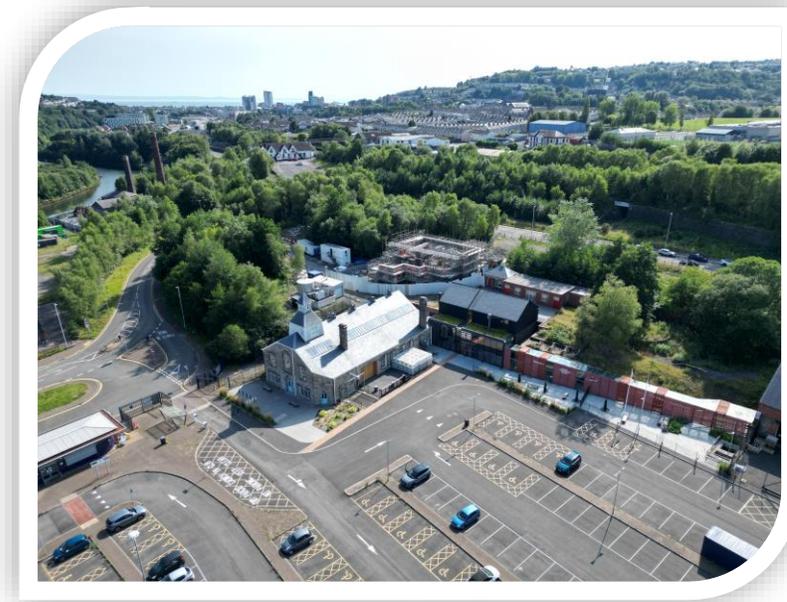
A quoting rent of £10,000 per annum, exclusive of rates, utilities and service charge.

SERVICE CHARGE

A service charge will be levied to cover the maintenance and upkeep of the common areas of the building.

VAT

All figures are exclusive of VAT, where applicable.



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BUSINESS RATES

TBC

EPC RATING

An EPC has been commissioned and will be available shortly.

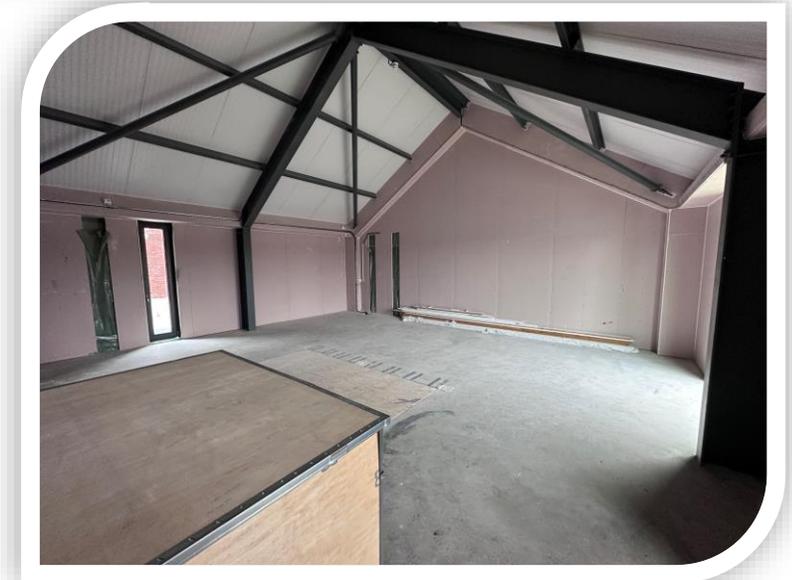
CONTACT

For further information and to arrange a viewing please contact-

Glanmor Chartered Surveyors

Tel: 01792 439105

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