



GLANMOR CHARTERED
SURVEYORS

📍 Swansea, South West Wales

254-260 Oxford Street

Prime Retail Opportunities

Final
Two Units

11,285 Sqft Of New Retail Accommodation | Prime Pedestrianised 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 ITS 2 UNIVERSITIES



LOCATION

254-260 Oxford Street is located at the corner of Oxford Street and Union Street with ground floor retail units fronting onto Oxford Street, a prime retail spot in the heart of Swansea City Centre. Nearby occupiers include Greggs, Swansea Market, LUSH, CEX, Costa Coffee and Barclays Bank.

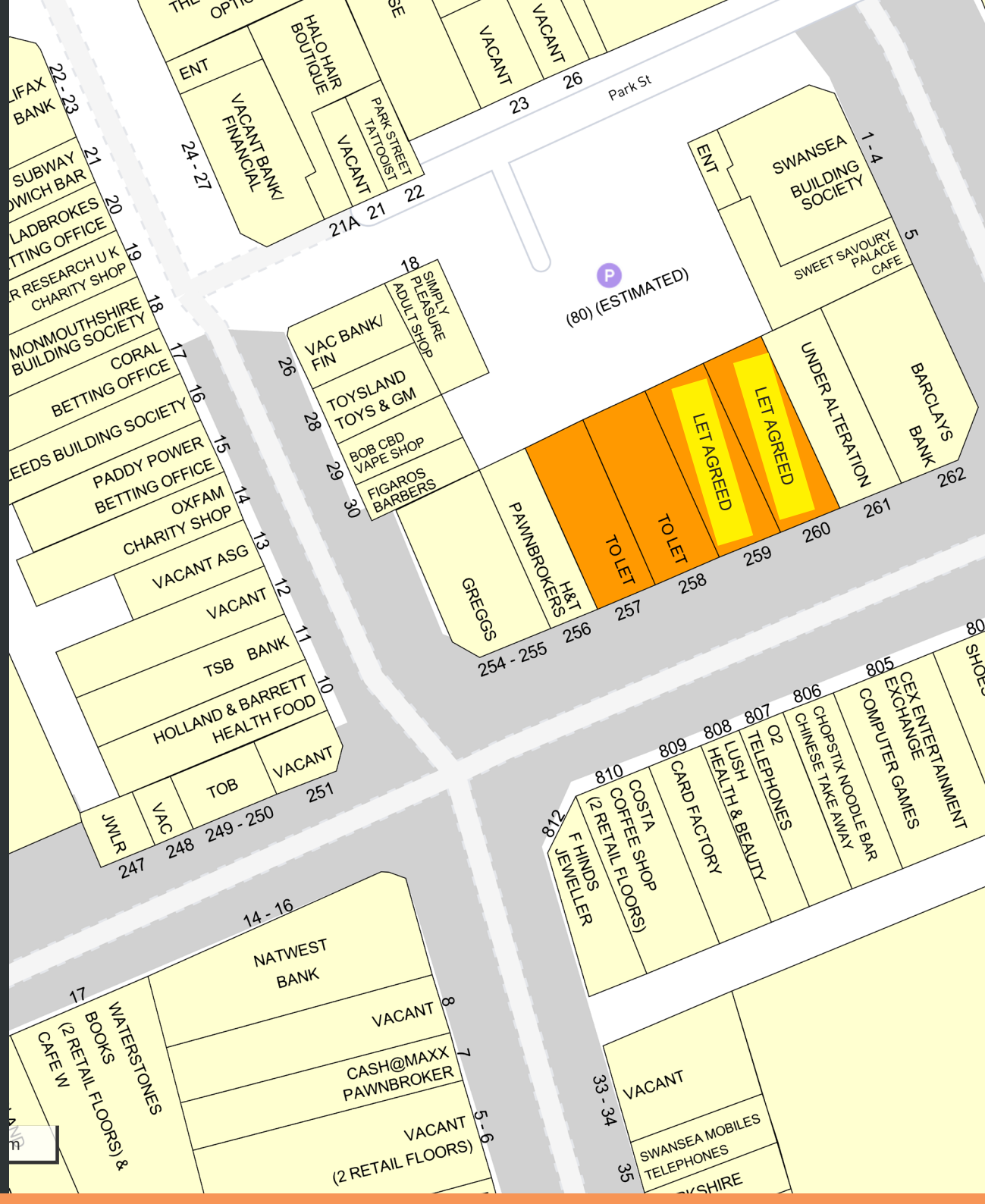
The property is within close proximity to the junction with Union Street that leads to the Quadrant Shopping Centre and Kingsway Regeneration Scheme. Nearby developments within the City Centre include the construction of new high quality office space both at 71/42 The Kingsway and Princess Quarter, the new City Community Hub and the recently completed 3,500 seat Swansea Arena.



Kingsway Development



Swansea Arena



DESCRIPTION

The subject premises have been fully refurbished to include new shop frontages to the ground floor retail units. Internally the units are finished to a shell condition ready for tenant fit out. Each unit comprises an open plan ground floor sales area with prominent shopfront accessed directly from Oxford Street and rear access from Park Street. Retail units 3 & 4 also enjoy large basement accommodation.

We understand that the units benefit from A1 use. Other uses to include A3 will be considered subject to the tenant obtaining all necessary planning consents as required.

Unit	Tenant	Ground Floor Sq.m	Ground Floor Sq.ft	Basement Sq.ft
1	Greggs	LET		
2	H&T Pawnbrokers	LET		
3	To Let	110.27	1,187	1,049
4	To Let	104.7	1,127	1,133
5	Let Agreed	UNDER OFFER TO NATIONAL COVENANT		
6	Let Agreed	UNDER OFFER TO NATIONAL COVENANT		

Business Rates

The unit will be rerated following landlord works. Interested parties are asked to verify rates payable by contacting the local authority.

Rent

Price on application

VAT

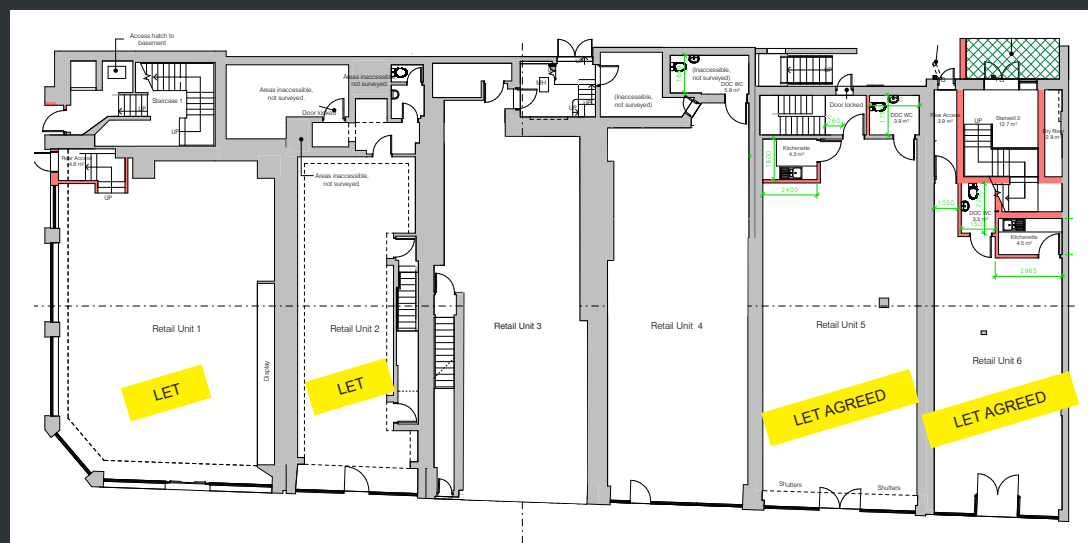
All figures are exclusive of VAT where applicable

For all enquiries please contact;

Glanmor Chartered Surveyors

01792 439105

info@glanmorproperty.co.uk





Artist Impression





GLANMOR CHARTERED
SURVEYORS

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