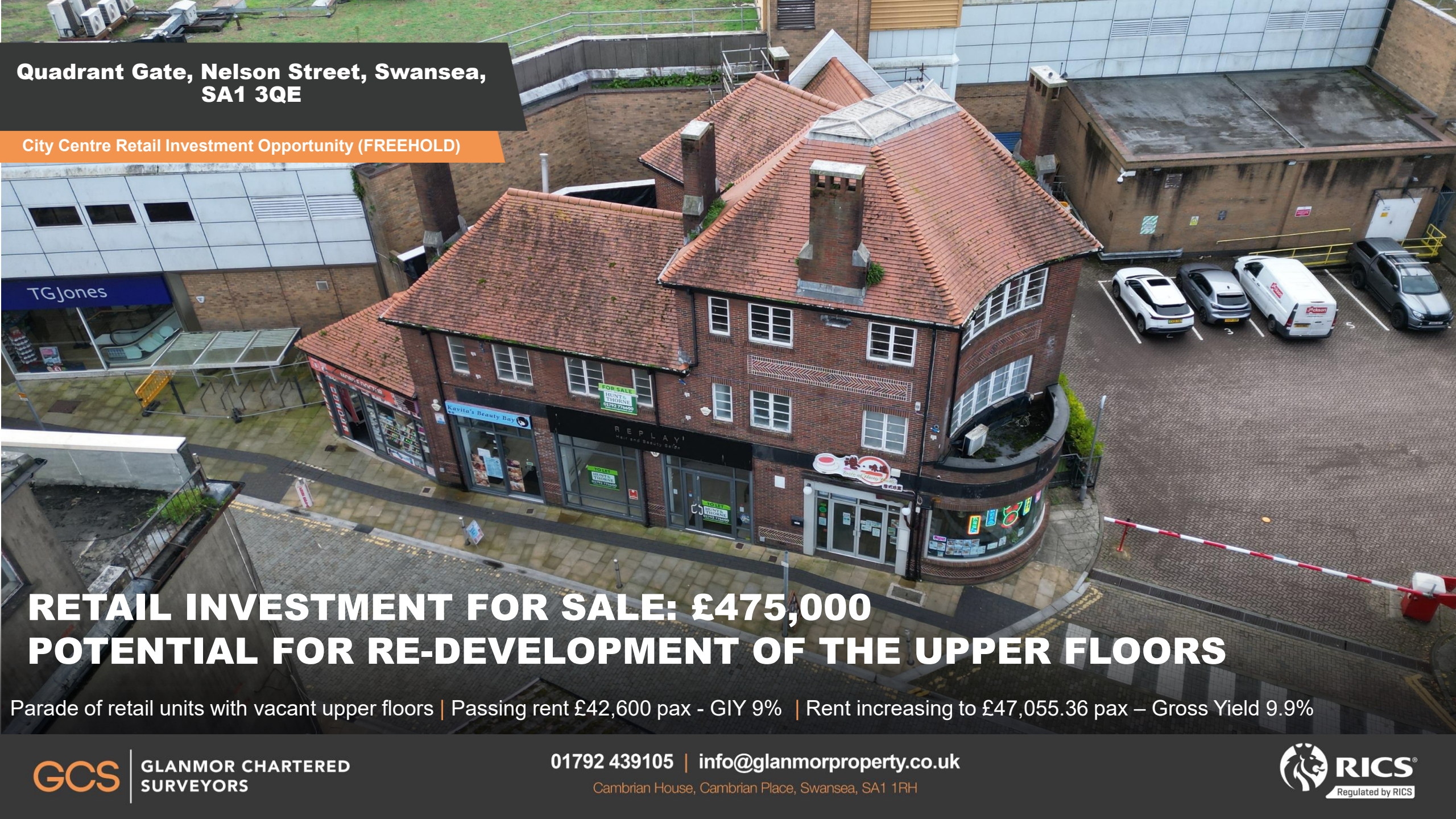




**Quadrant Gate, Nelson Street, Swansea,
SA1 3QE**

City Centre Retail Investment Opportunity (FREEHOLD)

**RETAIL INVESTMENT FOR SALE: £475,000
POTENTIAL FOR RE-DEVELOPMENT OF THE UPPER FLOORS**

Parade of retail units with vacant upper floors | Passing rent £42,600 pax - GIY 9% | Rent increasing to £47,055.36 pax – Gross Yield 9.9%

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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, WH Smiths 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 & 4 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

VAT is applicable on all payments.

ASKING PRICE

We have been instructed to seek offers in the region £475,000.

EPC

Energy rating and score.

Unit 1 – 60 C

Unit 2 – 81 D

Unit 3 – 77 D

Quadrant Gate Café – 78 - D

SERVICE CHARGE

Currently the landlord maintains the exterior of the building.

RATEABLE VALUE

Unit 1 – £20,000

Unit 2 – 16,750

Unit 3 – £8,300

Unit 4 - £7,100

UBR for Wales 26/27 is: a retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.

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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.

CONTACT

For further information and to arrange a viewing please contact –

Glanmor Chartered Surveyors.

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



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Unit	Size	Tenant	Current rent	Lease Terms
1	1,681 sq.ft	Hong Kong Gourmet Enterprise Ltd	£15,000 p/a	Lease term to October 2034. Break Date - Every third anniversary of the term. Rent Review Date - Every third anniversary of the term.
2	1,174 sq.ft	IJJ Griffiths	£9,600 p/a	Lease term to 31 st May 2031 Yr 1 - £9,600 Yr 2 – 10,560 Yr 3 – 11,616 Yr 4 – 12,777.60 Yr 5 – 14,055.36
3	272 sq.ft	Kavita Rani	£10,000 p/a	Lease term to March 2028
4	239 sq.ft	Mobimaster Limited	£8,000 p/a	Lease term to June 2029
Passing rent			£42,600 p/a	Future rent rising to £47,055.36



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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, December 2024

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