7 Graiglwyd Road, Cockett, Swansea, SA2 0UU

Retail Premises To Let



SHOP TO LET

475 sq.ft | £7,000 PAX

USE CLASS A1 - | GROUND FLOOR RETAIL PREMISES AVAILABLE TO LET | PROMINENT POSITION

GCS | GLANMOR CHARTERED SURVEYORS

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH

RICS Regulated by RICS

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LOCATION

The property is located on Graiglwyd Road and fronts onto a busy roundabout which connects Graiglwyd Road, Townhill Road and Powys Avenue. The property is situated approximately 1.5 miles to the west of Swansea city centre and 1.5 north east of the village of Sketty.

The location offers good visibility and pedestrian access, benefiting from passing traffic and local footfall. The surrounding area consists predominantly of residential properties, with a range of local amenities including shops, schools, and parks within walking distance.

DESCRIPTION

Located on the ground floor, the shop offers open plan retail accommodation with a small rear area for staff facilities which includes WC and kitchenette.

The shop also benefits from a glazed frontage with electric, fob-controlled roller shutter. Currently set up as a barber shop, the unit would be suitable for a range of different uses.

Nearby occupiers include Premier Stores, Well Pharmacy, and a mix of different local retailers.



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ACCOMMODATION

Total Area	SQ M	SQ FT	RENT
Retail Area	44.13	475	£7,000 PAX

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

RENT
A quoting rent of £8,500 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 property.

VAT
All figures are exclusive of VAT, where applicable.



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BUSINESS RATES
We understand that the property will benefit from 100% business rates relief.

EPC RATING
An EPC has been commissioned and will be available shortly.

PLANNING PERMISSION
We have been advised the unit currently has planning consent A1 use.

CONTACT
For further information and to arrange a viewing please contact-

Glanmor Chartered Surveyors

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, November 2026

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