

TO LET/FOR SALE

COMMERCIAL UNITS,
MARINA VILLAS,
TRAWLER ROAD,
SWANSEA
SA1 1SY



- Leisure/Retail units ranging from 684 sq. ft to 1,206 sq. ft with full mezzanine potential
- Waterfront location
- Close to both Swansea City Centre and SA1 Development
- Located in a substantial mixed use scheme and adjoining Swansea's new Hilton Hotel.

Location

The property comprises 3 commercial units within Persimmon Homes Marina Villas development located at Swansea Point. Adjacent to the property is the under construction Hilton Hotel.

The scheme sits between Sa1 and Swansea Marina and offers easy access to Swansea City Centre. The property also offers a waterfront location being adjacent to the Lock Gates.

Description

The commercial space comprise 3 ground floor units with Units 1 & 2 having the ability to incorporate mezzanine floors. The premises will be provided in developers shell specification with hoarded shop front and services capped off to point.

Accommodation

The units afford the following areas:-

Unit 1	951 sq. ft
Unit 2	1,206 sq. ft
Unit 3	684 sq. ft

Both Unit 1 & 2 have the ability to incorporate a mezzanine floor.

Terms

The property is available via a new 125 year lease at a peppercorn rent or alternatively leasehold offers may be considered.

Offers are invited for the 125 year lease as follows:-

Unit 1	£110,000
Unit 2	£145,000
Unit 3	£95,000

VAT

All figures quoted are strictly exclusive of VAT which we understand is applicable in this instance.

Legal Costs

Each party to be responsible for their own.

Rates

The units are yet to be assessed.

Viewing

Strictly by appointment through the sole agent, contact:-

Matthew Morgan Tel: 029 2034 7130
e-mail: matthew@ejhales.co.uk

Philip Gwyther Tel: 029 2034 7122
e-mail: philip@ejhales.co.uk

Phillip Morris Tel: 029 2034 7104
e-mail: pvm@ejhales.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY