

TO LET

12 UNION STREET
SWANSEA
SA1 3EF



LOCATION

Situated on Union Street, the property benefits from a prominent position in the centre of the city of Swansea. The property is located just off the prime retail pitch of Oxford Street and neighbored by a number of national and independent retailers. These include brands such as Coral, Holland and Barret, Subway, William Hill and Halifax.

DESCRIPTION

The premises comprise a two storey mid terrace property providing ground floor sales and first floor ancillary accommodation. WC facilities are located to the rear of the property as well as adequate first floor storage and office space.

ACCOMMODATION

The unit comprises the following approximate areas and dimensions:-

Internal Width	7.5 ft	2.3m
Internal Depth	37.4 ft	11.4m
Ground Floor Sales	986 sqft	91.60 sqm
First Floor Storage/Staff	967 sqft	89.83 sqm

LEASE

The premises are available by way of a new lease for a term to be agreed.

RENT

£19,500 per annum, exclusive.

RATES

We are advised by the Local Authority that the property is assessed as follows:-

Rateable Value:	£36,750.00
Rates Payable (2021/2022)	£19,661.25

Due to Covid-19, all retail, leisure and hospitality businesses in Wales occupying properties with a rateable value of £500,000 or less will receive 100% non-domestic rates relief for the financial year 2021/22.

Please discuss with the local authority to check whether you are eligible for any rates relief.

EPC

Available upon request.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Robert Hales – Tel: **02920 347110** - Email: robert@ejhales.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

