



PRIME SHOP UNIT

TO LET

16 WHITEWALLS  
SWANSEA  
SA1 3AA



## LOCATION

The premises occupy an excellent trading location on Whitewalls in the Centre of Swansea as shown on the attached Street Traders Plan.

Multiple retailers in close proximity include Next, M&S, Ann Summers, Greggs, Costa Coffee, Primark and Smiggle.

## ACCOMMODATION

The property comprises a ground floor sales area with ancillary space in the basement (hatch access).

The approximate dimensions and floor areas are as follows:-

Internal Width	17ft 3in	5.3m
Ground Floor Sales	666 sqft	61.9 sqm
Basement Ancillary	543 sqft	50.4 sqm

## LEASE TERMS

The premises are available on a new effectively full repairing and insuring terms by way of a service charge.

## RENT

Upon application.

## PLANNING

The property has an A1 planning consent. Interested parties are advised to make their own enquiries of the Local Authority.

## SERVICE CHARGE

The estimated service charge for the year 2021 is £500 per annum exclusive.

## EPC

A copy of the Energy Performance Certificate is available on request.

## RATES

Our inspection of the rating list shows the following assessment for the subject property:-

Rateable Value	£37,000
Rates Payable (2021/2022)	£19,795

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.

## 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:

**Philip Gwyther** • Tel: **07775 910994** • E-mail: **philip@ejhales.co.uk**

**Owen Cahill** • Tel: **07824 638338** • Email: **owen@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.

