



TO LET

PROMINENT CORNER SHOP
TO LET

A2 PLANNING CONSENT

26 UNION STREET
SWANSEA
SA1 3EF



LOCATION

The property occupies a prominent corner location on Union Street in the Centre of Swansea as shown on the attached Street Traders Plan.

The property is situated in close proximity to Oxford Street and The Quadrant Shopping Centre.

Nearby multiple retailers include H Samuel, Holland & Barratt, Halifax Bank, Shoe Zone, Costa Coffee and Subway.

DESCRIPTION

The property comprises a two storey corner property comprising a ground floor shop unit with a first floor (which is currently void).

ACCOMMODATION

The unit comprises the following approximate areas and dimensions:-

Internal Width	7.8m	25ft 6in
Shop Depth	12.1m	39ft 9in
Ground Floor Sales	76.18m ²	820 sqft
First Floor (void)	39.9m ²	430 sqft

LEASE

The premises are available by way of a new full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the end of the 5th year.

RENT

Upon Application.

RATES

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

Rateable Value	£29,000.00
Rates Payable (2022/2023)	£15,515.00

Due to Covid-19, all retail, leisure and hospitality businesses in Wales will receive 50% non-domestic rates relief for the financial year 2022/23. This will be capped at £110,000 per business across Wales.

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

EPC

A copy of the Energy Performance Certificate is 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:
Philip Gwyther • Tel: 07775 910994 • E-mail: philip@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. Please note that some of the Partners of E J Hales have an interest in the freehold of the property.

