



A2 UNIT

(A3 POTENTIAL SUBJECT TO PLANNING)

29 Castle Street  
Swansea  
SA1 1HY



## LOCATION

The property is located on Castle Street, which lies on the fringe of Swansea's main retailing area and backs onto Parc Tawe Retail and Leisure scheme.

Prominent occupiers in the immediate vicinity include Pizza Express, Las Iguanas, Five Guys, Cosmo and Kaspas Desserts, together with a variety of local traders.

## DESCRIPTION

The property comprises a ground floor sales area with office and storage accommodation arranged over first, second and third floor.

## ACCOMMODATION

The approximate floor area is as follows:-

Ground Floor Sales	1,020 sqft	94.8 sqm
Rear Store	41 sqft	3.8 sqm
First Floor	478 sqft	44.4 sqm
Second Floor	411 sqft	38.2 sqm
Third Floor	435 sqft	40.4 sqm

## LEASE TERMS

The property is available by way of a new lease on terms to be agreed.

## RENT

£14,000 per annum, exclusive.

## EPC RATING

An Energy Performance Certificate is available upon request.

## RATES

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

Rateable Value	£13,750.00
Rates Payable (2021/22)	£ 7,356.25

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.

## 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:  
Owen Cahill • Tel: 029 2034 711 • Email: [owen@ejhales.co.uk](mailto: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.

