



PROMINENT LARGE CORNER SHOP
UNIT

TO LET

35-36 THE KINGSWAY
SWANSEA
SA1 5LF



TO LET

029 2037 8844 • www.ejhales.co.uk

28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The premises are situated in the regional West Wales City of Swansea which is home to two Universities and has an ever increasing student population.

The property occupies a prominent corner location at the junction of Horton Street and The Kingsway.

The Kingsway is currently benefitting from a major street scape improvement scheme and is witnessing considerable commercial and residential redevelopment.

The property is shown highlighted on the attached street traders plan.

DESCRIPTION

The property is arranged over ground and first floors, with a return frontage onto Horton Street.

The retail area benefits from two customer entrances.

There are storage areas at both ground and first floor levels.

The property benefits from a rear deliveries yard.

ACCOMMODATION

The property comprises the following approximate dimensions and floor areas:-

Internal Width	51ft 9in	15.8m
Shop Depth	80ft 0in	24.4m
Ground Floor Sales	3,634 sqft	338 sqm
Ground Floor Storage	377 sqft	35.1 sqm
Ground Floor WCs		
First Floor Storage	1,819 sqft	169 sqm
First Floor Kitchen	129 sqft	12 sqm

There is a possibility that the property could be split to provide areas from 1,500 sqft upwards.

LEASE TERMS

The property is available by way of a new effectively full repairing and insuring lease via a service charge, for a term to be agreed.

RENT

£40,000 per annum exclusive.

PLANNING

We understand that the unit currently benefits from A1 planning consent for retail use. The space is suitable for other uses and we would encourage interested parties to make their own enquiries with the local planning authority in this regard.

EPC RATING

The property has an EPC rating of C:58.

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

RATES

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

Rateable Value	£36,250.00
Rates Payable (2021/22)	£19,393.75

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, EJ Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the joint letting agents, contact:
Philip Gwyther – EJ Hales • Tel: 07775 910994 • Email: philip@ejhales.co.uk
David Blyth – BP2 Property Consultants • Tel: 07966 752301

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