



SHOP UNIT – TO LET  
SWANSEA CITY CENTRE

8 PORTLAND STREET  
SA1 3DH

NEW SHOP FRONT PROVIDED



### LOCATION

The property is situated on Portland Street in close proximity to Oxford Street in the heart of Swansea City Centre.

The location is shown on the attached street traders plan.

There are several multiple retailers within close proximity including M&S, Next, H&M, Yours Clothing and Costa Coffee.

### DESCRIPTION & ACCOMMODATION

The property comprises a ground floor shop unit and provides the following approximate dimensions and floor areas:-

Internal Width	5.0m	16ft 6in
Ground Floor Sales	64.0 sqm	689 sqft

### HANDOVER SPECIFICATION

The unit will be handed over in shell specification with capped off services and the benefit of a new shop front.

### LEASE

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed.

### RENT

£20,000 per annum exclusive.

### RATES

Our inspection of the Rating List shows the following rating assessment for the property.

Rateable Value	£26,500.00
Rates Payable (2021/2022)	£14,177.50

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.

### EPC

The property has an EPC Rating of E110.

A copy of the EPC Certificate is available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

### 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 letting agents, EJ Hales, contact:  
Philip Gwyther • Tel: 07775 910994 • E-mail: [philip@ejhales.co.uk](mailto:philip@ejhales.co.uk)

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