



PRIME SHOP UNIT
TO LET

804 OXFORD STREET
SWANSEA
SA1 3AF

RETAIL OR POTENTIAL FOR
COFFEE SHOP USE



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28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The property occupies a prime trading location on Oxford Street in the centre of Swansea as shown on the attached Street Traders Plan.

Multiple retailers in close proximity include Costa Coffee, Card Factory, Lush, F Hinds Jewellers, River Island, EE, O2 & Marks & Spencer.

ACCOMMODATION

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

Internal Width	9.0 m	29ft 8in
Ground Floor Sales	203.08 sqm	2,186 sqft
First Floor Storage	115.85 sqm	1,247 sqft
Second Floor Ancillary	57.22 sqm	616 sqft

LEASE TERMS

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

RENT

Upon application.

SERVICE CHARGE

The estimated service charge in the current year is £456 plus VAT.

RATES

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

Rateable Value	£104,000
Rates Payable (2021/2022)	£ 55,640

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 C70. A copy of the Energy Performance Certificate is available on request.

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

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