

ejhales

PRIME SHOP UNIT
TO LET

4 WHITEWALLS
SWANSEA
SA1 3AA



TO LET

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28 Windsor Place • Cardiff • CF10 3SG

LOCATION

The premises occupy an excellent trading location on Whitewalls in the centre of Swansea as shown on the attached Street Traders Plan.

Multiple retailers in close proximity include Greggs, Costa Coffee, Marks & Spencer, Shoezone and Lloyds Bank,

ACCOMMODATION

The property comprises a ground floor sales area with ancillary accommodation in the basement.

The approximate dimensions and floor areas are as follows:-

Ground Floor Sales	666 sqft	61.9 sqm
Basement Storage	543 sqft	50.4 sqm

LEASE TERMS

The premises are available on a new effectively full repairing and insuring terms by way of a service charge.

RENT

£33,000 per annum exclusive.

PLANNING

The property has a Class A1 planning consent. Interested parties are advised to make their own enquiries of the Local Authority.

SERVICE CHARGE

The estimated service charge for the year 2024 is £316 plus VAT per annum.

EPC

The property has an EPC rating of C:68.

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

RATES

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

Rateable Value	£24,000
Rates Payable (2024/2025)	£13,488

The Welsh Government will be providing rates relief for all retail, leisure and hospitality businesses. Eligible ratepayers will receive 40% non-domestic rates relief for the financial year 2024/25. 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.

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**

Owen Cahill • Tel: **07824 638338** • E-mail: **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.

