ejhales

PRIME FIRST FLOOR UNIT
TO LET

26-28 PRINCESS WAY/ OXFORD STREET SWANSEA SA1 5HE

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LOCATION
The property occupies a prime and highly prominent first floor location in the heart of Swansea City Centre at the junction of Oxford Street and Princess Way and adjoining Castle Gardens. The unit benefits from a ground floor entrance.

The unit sits above the new Sostrene Grene store with occupiers in close proximity including Turtle Bay, Tiger, Slaters, Coffee #1, Loungers, McDonalds and the Swansea Council Hub which includes the citys main public library, customer serves centre, Careers Wales, Citizens Advice and various other public service providers.

DESCRIPTION
The property comprises a highly prominent first floor unit with floor to ceiling glazed windows and customer lift and stairs from ground floor entrance.

ACCOMMODATION
The unit comprises the following approximate area:-

Ground Floor Entrance	Lobby, Stairs &Lift	
First Floor Sales	8,050 sqft	747.86 sqm

TERMS
The property is available to let by way of a new lease for a term of years to be agreed.

RENT
£65,000 per annum exclusive.

SERVICE CHARGE
The current service charge figure is £1.16 per sqft.

PLANNING
The unit currently benefits from A1 planning consent, albeit informal discussions with the Planning Authority indicate that an A3 or D2 use would be considered acceptable, subject to formal consent.

RATES
We are advised that the property is to be reassessed for rating purposes following reconfiguration.

Interested parties are advised to confirm rates payable with the Non-Domestic Rates Department at Swansea Council.

EPC
The property has a current EPC Rating of D - Cert No: 52-78-1794-8301-2144-0691 but will be reassessed following reconfiguration.

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

Subject to Contract & Availability

VIEWING
Strictly by appointment through the letting agents, E J Hales, contact:
Matthew Morgan • Tel: **07814 010216** • E-mail: **matthew@ejhales.co.uk**

E J Hales and the Vendor take no responsibility for any error, misstatement 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. Please note that some of the Partners of E J Hales have an interest in the freehold of the property.

PELL STREET
HORTON STREET
THE KINGSWAY
PORTLAND STREET
PARK STREET
UNION STREET
OXFORD STREET
UNDER CONSTRUCTION
THE KINGSWAY
PRINCESS WAY
CASTLE SQUARE
CASTLE STREET
WORCESTER PLACE
CASTLE BAILEY STREET
TEMPLE STREET
CAER STREET
WHITEWALLS
ST MARY'S SQUARE
ST MARY STREET
WIND STREET
SWANSEA INDOOR MARKET
PRIMARK
MARKS & SPENCER
HMV
TK MAXX
TURTLE BAY
LASERZONE
0
100 m
200 m
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