

BP2Land & Property
Consultants

21-22 Castle Street, Swansea, SA1 5AE

A1 / A3 Space

Summary

A modern ground floor unit occupying a prominent corner position on College / Castle Street, Swansea.

Property Type	Retail & Leisure
Tenure	To Let
Status	Available
Price	£10 per sq ft
Size	2,000 - 5,140 sq ft

- Prominent Corner Location.
- A1 and A3 Planning Consents Granted.
- Nearby Occupiers Include Turtle Bay, Pizza Express, Cinema Co and Kaspas's.
- Available For The First Time In Over 15 Years.
- Flexibility To Subdivide



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Location

The property is conveniently located within Swansea City Centre and a short walk to the railway station, as well as the prime shopping core.

The locality is a mix of ground floor commercial with residential to the upper floors benefitting from good footfall and traffic movements. The unit is located to the fringe of the main retail core with neighbouring occupiers including Pizza Express, Turtle Bay, Cinema Co and Kaspas's.

Description

The unit occupies the ground floor of a modern residential development, comprising of a large open plan retail area with back of house facilities and sales office.

The retail unit was formerly used as a furniture store, but we consider it to be suitable for a variety of uses including A3 Restaurant / Bar, with planning consent having been granted.

Specification

The property benefits from the following features.

- Fully glazed shopfronts
- Floor to ceiling height - 2.6m
- Suspended ceiling
- Recessed fluorescent lighting
- 2 no entrances, delivery access to the side lane.

Accommodation

The available accommodation has been measured in accordance with RICS Code of Measuring Practice. The unit is capable of being subdivided to suit requirements of 2,000 sq ft upwards.

GIA : 5,608 sq ft / 521 sq m

NIA : 5,140 sq ft / 477 sq m

Frontage : 64 sq ft / 26.6 sq m

Return Frontage : 87 sq ft / 19.6 sq m

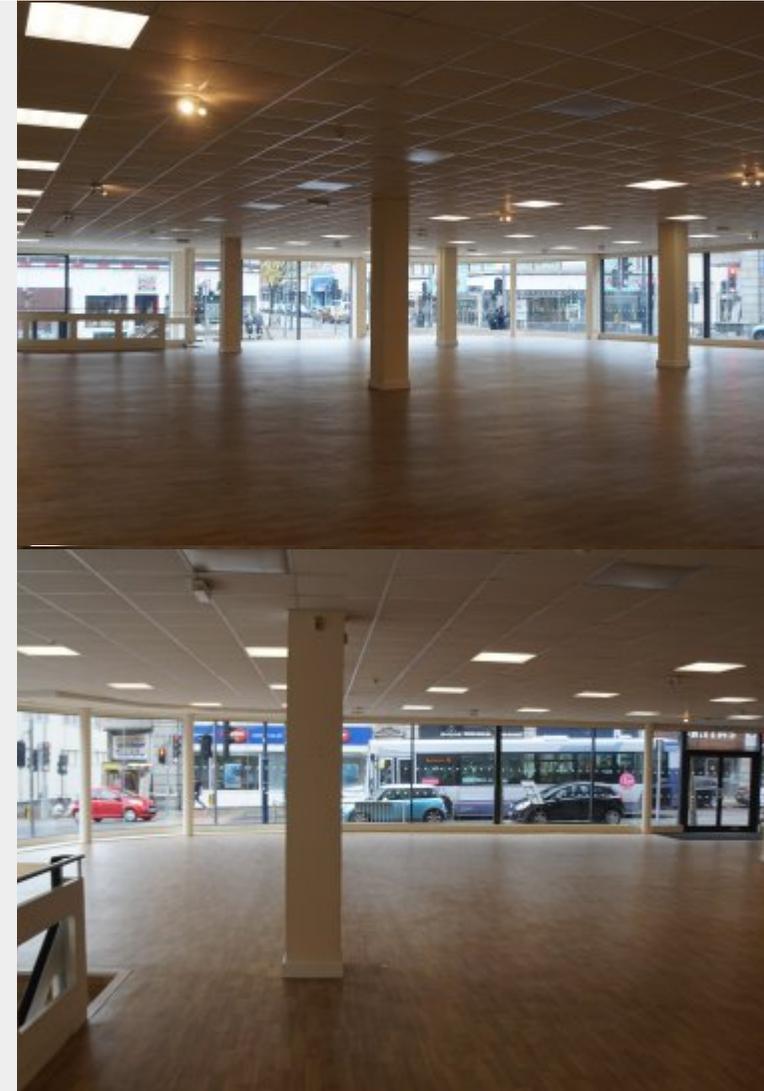
Tenure

The accommodation is available by way of a new effective full repairing and insuring lease via a service charge.

Terms

Leasehold - £50,000 per annum exclusive.

An incentive package is available dependant upon lease term and covenant strength.





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Service Charge

TBC.

Planning

The unit currently benefits from A1 planning consent for Retail use and has recently been granted A3 planning consent for Bar/Restaurant use - A copy of the decision notice is available for download via the BP2 website.

Business Rates

Rates Payable: £25,186 per annum (based on a rateable value of : £49,000).

The valuation Office assessment is available as a download via the BP2 Website.

EPC

The property has been graded as 40 (B). The EPC document is available for download via the BP2 website.

VAT & Legal Costs

All prices, premiums and rents are quoted exclusive of VAT. Each party is responsible for their own legal costs incurred in any transaction.



Enquire now



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Viewing and Further Information

For further information, or if you would like to arrange a viewing, please contact us.



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