



Singleton Street, Swansea, SA1 3QJ

TO LET

RETAIL PREMISES

41,240 sq ft (3,830 sq m)

- + Available as a whole may consider split
- + City centre location
- + Alternative uses may be suitable STP

029 2081 1581

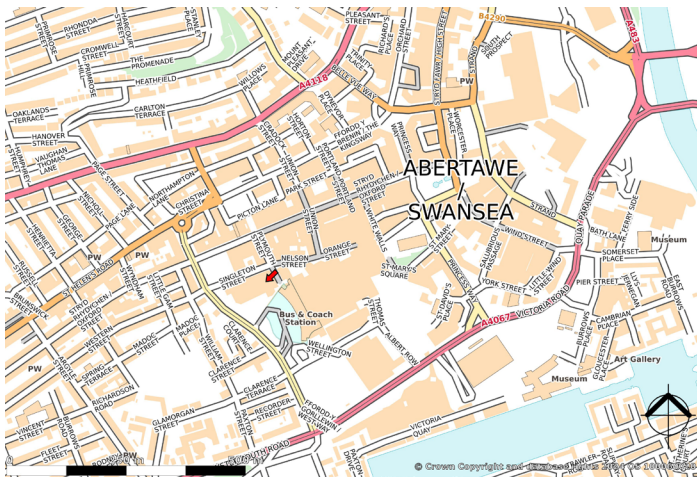
www.emanuel-jones.co.uk

LOCATION

The property is located in Swansea, a county on the south coast of Wales that sits approximately 40 miles west of Cardiff and 30 miles south east of Carmarthen. Swansea has good connectivity with access via the M4 motorway and multiple junctions.

The premises is prominently located on a prime corner site adjacent to the entrance to Swansea city bus station and the Theatre. There is good public transport access with the area being serviced by a number of bus routes and a 120 car park opposite the property.

There are a number of well established occupiers in vicinity including Co-op Convenience Store, Greggs and the Quadrant Shopping Centre. This is Swansea's main shopping centre including occupiers such as Boots, Superdrug and JD Sports.



DESCRIPTION

The property is arranged over ground, first, second and third floors. It is configured to provide retail accommodation over ground and first floors with access to the first floor sales area provided via both escalators and a customer lift. There is a mezzanine offering staff / admin space with kitchenette and WC facilities.

Servicing is provided via a designated service yard to the rear of the property.

ACCOMMODATION

The property provides the following approximate net internal area:

Ground Floor	17,968 sq ft		(1,669 sq m)
Mezzanine	4,526 sq ft		(420 sq m)
First Floor	18,746 sq ft		(1,741 sq m)

TOTAL **41,240 sq ft** | **(3,830 sq m)**

**Singleton Street,
Swansea, SA1 3QJ**

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Consideration may also be given to a freehold sale.

RENT

Quoting rent provided upon application.

SERVICE CHARGE

Further information can be provided upon request.

BUSINESS RATES

We understand the property has a rateable value of £250,000. Using the 2024/25 UBR (0.562) this gives a rates payable of £140,500.

Interested parties should rely on their own enquiries with the Local Authority.

VAT

All figures quoted exclusive of VAT, where applicable.

USE

The property currently benefits from A1 planning use. Suitable for alternative uses subject to planning.

EPC

An EPC can be made available on request.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through agents Emanuel Jones:-

Contact: David Williams / Carlo Piazza
 Email: david@emanuel-jones.co.uk
 carlo@emanuel-jones.co.uk

Alternatively, please contact our joint agent Matthew Green at Mason Partners LLP on 0151 227 1008

SUBJECT TO CONTRACT AND AVAILABILITY

July 2024

Subject to contract & availability. Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.