



01792 648809



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Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS



52b Plymouth Street
Swansea
SA1 3QQ

- Well established ground floor retail premises
- Prominent central location
- Net internal area: 63m² (678ft²)
- Rent: £8,000 per annum exclusive



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LOCATION

The property is situated in Swansea city Centre along Plymouth Street, which comprises a mixture of local retails and cafés. This retail unit is located with in close proximity to national retailer Wilko and near to the entrance to the Quadrant Shopping Centre via the central bus station.

DESCRIPTION

The property comprises a two storey building, which has been divided to create two separate retail units. The subject property (52b) benefits from ground floor retail space, a rear store and WC. This unit also benefits from a prominent shop display and a first-floor storage room.

DISCLOSURE OF INTEREST

We declare that a Director of JWT Partnership (trading as RJ Chartered Surveyors) has an interest in this property.

ACCOMMODATION

Description	m ²	ft ²
Retail area ground floor	45	484
Storage room first floor	18	194
Net Internal Area	63	678

The suite is available on a new effective full repairing and insuring lease, terms to be negotiated.

VAT

All figures are exclusive of VAT where applicable.

SERVICE CHARGE

Ingoing tenants will be responsible for a fair contribution towards the service charge.

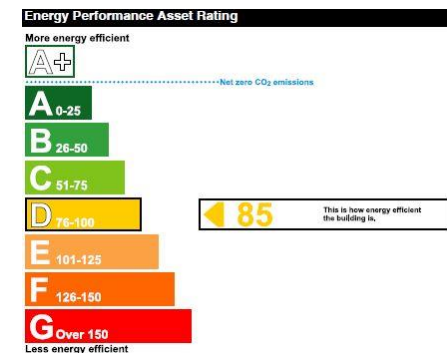
BUSINESS RATES

Rateable Value £13,250
UBR for Wales 2020/21 53.5p in the £

Interested parties are asked to verify this information by contacting the local authority.

VIEWING ARRANGEMENTS

NICK FOUNDS ADAM HARRIS
 01792 479845 01792 479841
 @ nick@rj-cs.co.uk @ adam@rj-cs.co.uk



RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



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First floor storeroom and rear kitchen



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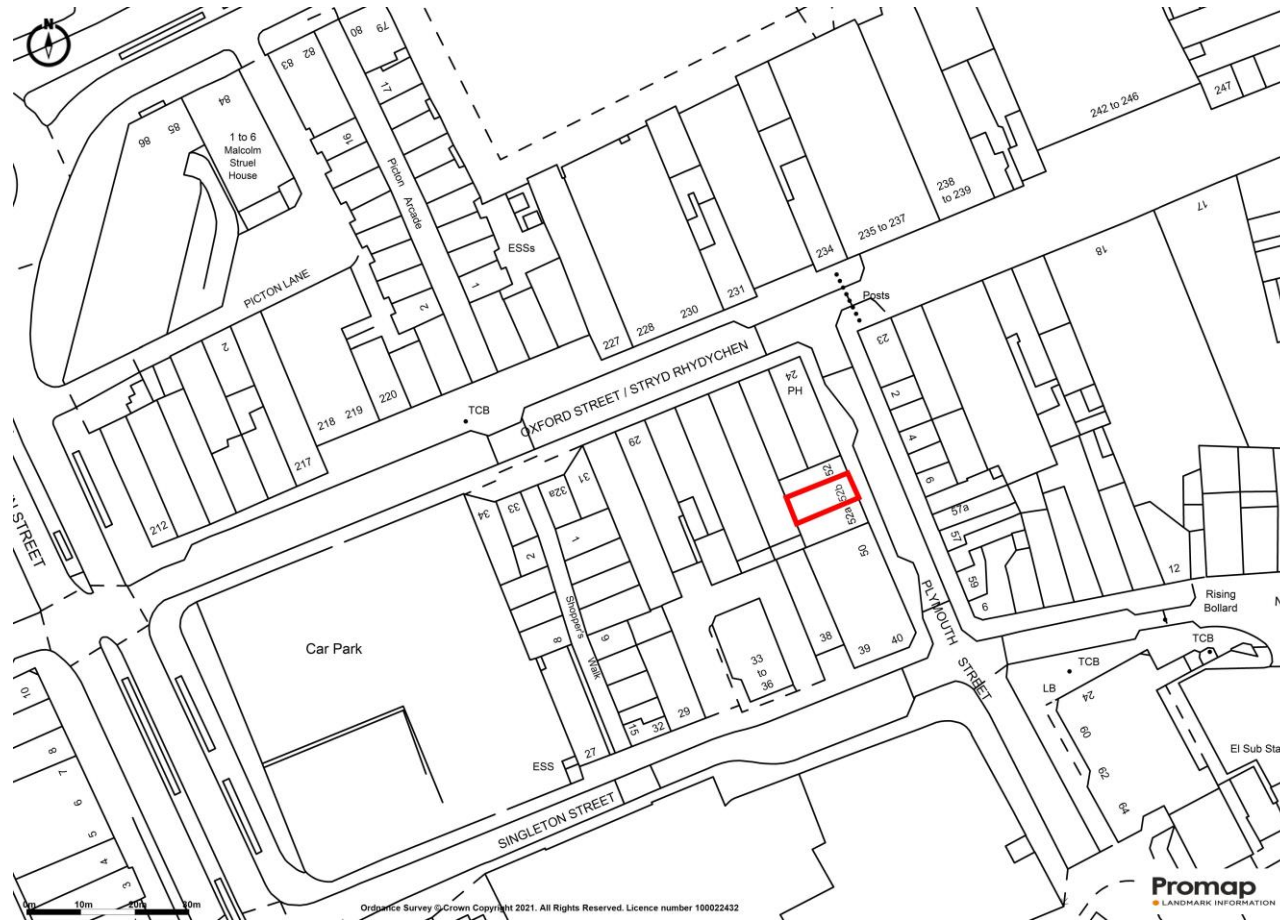
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