



PRIME ROADSIDE SCHEME

Unit 2
Carmarthen Road
Swansea
SA5 4AA

Adjacent to Subway,
Ladbrokes & Lextan



TO LET

LOCATION

The unit occupies a prominent location on Carmarthen Road (A483) at its junction with Ravenhill Road within a densely populated residential area.

The A483 is the principal route between Swansea and the West. The road leased from the City Centre to the Fforestfach and Pontarddulais Road Retail Parks and Junction 47 of the M4 Motorway.

DESCRIPTION

The unit forms part of a prime retail roadside development of 4 shop units with ample on-site customer car parking.

ACCOMMODATION

Unit 2	1,100 sqft	102sqm
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LEASE

The unit is available on a new lease on terms to be agreed.

RENT

£19,500 per annum, exclusive.

PLANNING

We understand that the property has planning consent for uses within Class A1 & A2.

RATES

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

Rateable Value	£15,000
Rates Payable (2018/19)	£ 7,710

We recommend that interested parties make their own enquiries with the Local Authority to confirm the figures given above.

EPC

The property has an EPC Rating of B:49. A copy of the Energy Performance Certificate is available on request

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Owen Cahill • Tel: 029 2034 7111 • E-mail: owen@ejhales.co.uk
Philip Gwyther • Tel: 029 2034 7122 • E-mail: philip@ejhales.co.uk

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