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



59a King Edward Road,  
Brynmill,  
Swansea,  
SA1 4LN

- Ground floor retail unit
- Prominent location within Brynmill
- Off road parking to the front
- Net internal area: 29.65m<sup>2</sup> (319ft<sup>2</sup>)
- Rent: £7,500 per annum exclusive



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## LOCATION

This retail premises is prominently located in Brynmill on King Edward Road. Brynmill is a suburb of the City and County of Swansea. It lies about one mile to the west of Swansea city centre. It is a residential area close to Swansea University, with many students living in the area. There are shops, bars and restaurants located nearby on Bryn Road.

## DESCRIPTION

This retail unit is located on the ground floor of a traditional terraced building. The accommodation currently comprises a main retail area, tanning room, WC and massage room. There is also the benefit of off road parking to the front of the premises.

## ACCOMMODATION

Description	m <sup>2</sup>	ft <sup>2</sup>
Zone A	23.21	249.8
Zone B	6.44	69.3
Net Internal Area	29.65	319.1

## TENURE

The unit is available immediately on a new lease, terms to be negotiated.

## SERVICE CHARGE & VAT

The incoming tenant will be responsible for the service charge.

## BUSINESS RATES

Rateable Value £2,800  
UBR for Wales 2019/20 52.6 p 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](mailto:nick@rj-cs.co.uk) @ [adam@rj-cs.co.uk](mailto:adam@rj-cs.co.uk)

## EPC

An EPC has been commissioned and will be available for inspection shortly.

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 to 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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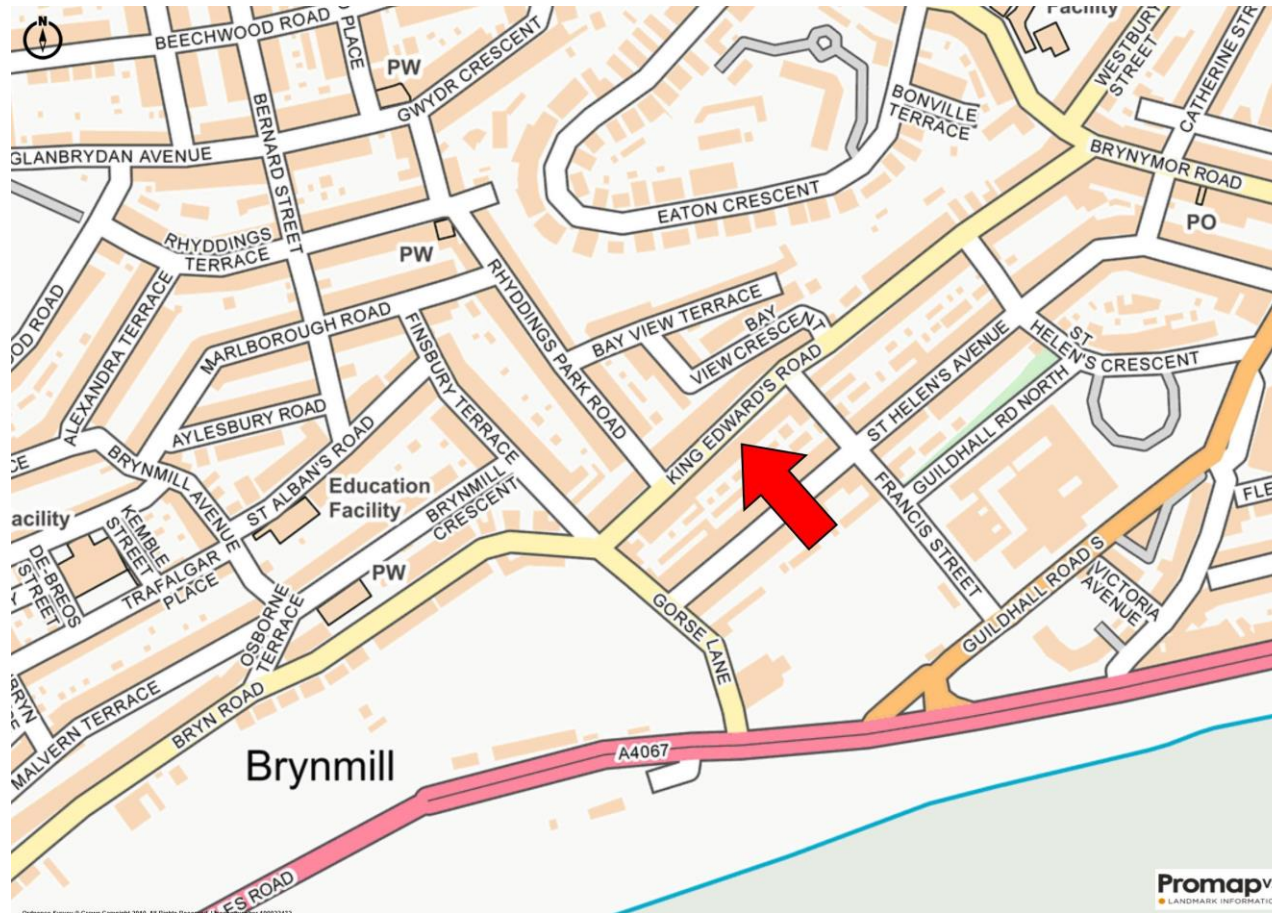


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