



SWANSEA

Unit 30-31, St Davids Arcade,
Quadrant Shopping Centre,
SA1 3QW

PRIME RETAIL UNIT TO LET

LOCATION

Swansea is the second largest city in Wales with an urban population of 180,000 people, and a catchment of 380,000 shoppers living within 10 miles of the city centre.

The subject property is in a busy location within the shopping centre, adjacent to **Holland & Barrett** with **Debenhams**, **Superdrug**, **WH Smith**, **Thorntons**, and **Superdry** in close proximity.

ACCOMMODATION

The premises, currently arranged as one unit over ground and first floor level, provide the following approximate net internal floor areas:

Unit 30

Ground Floor Sales	1,434 sq ft	133.22 sq m
First Floor Ancillary	1,128 sq ft	104.79 sq m

Unit 31

Ground Floor Sales	1,527 sq ft	141.86 sq m
First Floor Ancillary	886 sq ft	82.31 sq m

TERMS

The unit is available on a new, effectively full repairing and insuring lease, by way of a service charge, for a term to be agreed.

RENT

Upon application.

SERVICE CHARGE

The service charge to year ending 31st March 2019 is £42,636.74 plus VAT for the combined unit.

RATING ASSESSMENT

We are advised by the Valuation Office website that the premises are presently assessed for rating purposes as follows:

Description:	"Shop and Premises"
Rateable Value:	£139,000
(UBR 2018/19)	51.4p

Interested parties should make their own enquiries of the Local Billing Authority to ascertain the exact rates payable and to determine the impact upon transitional rate relief on the premises. A change in occupation could generate an adjustment of the rating assessment.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT, where applicable.

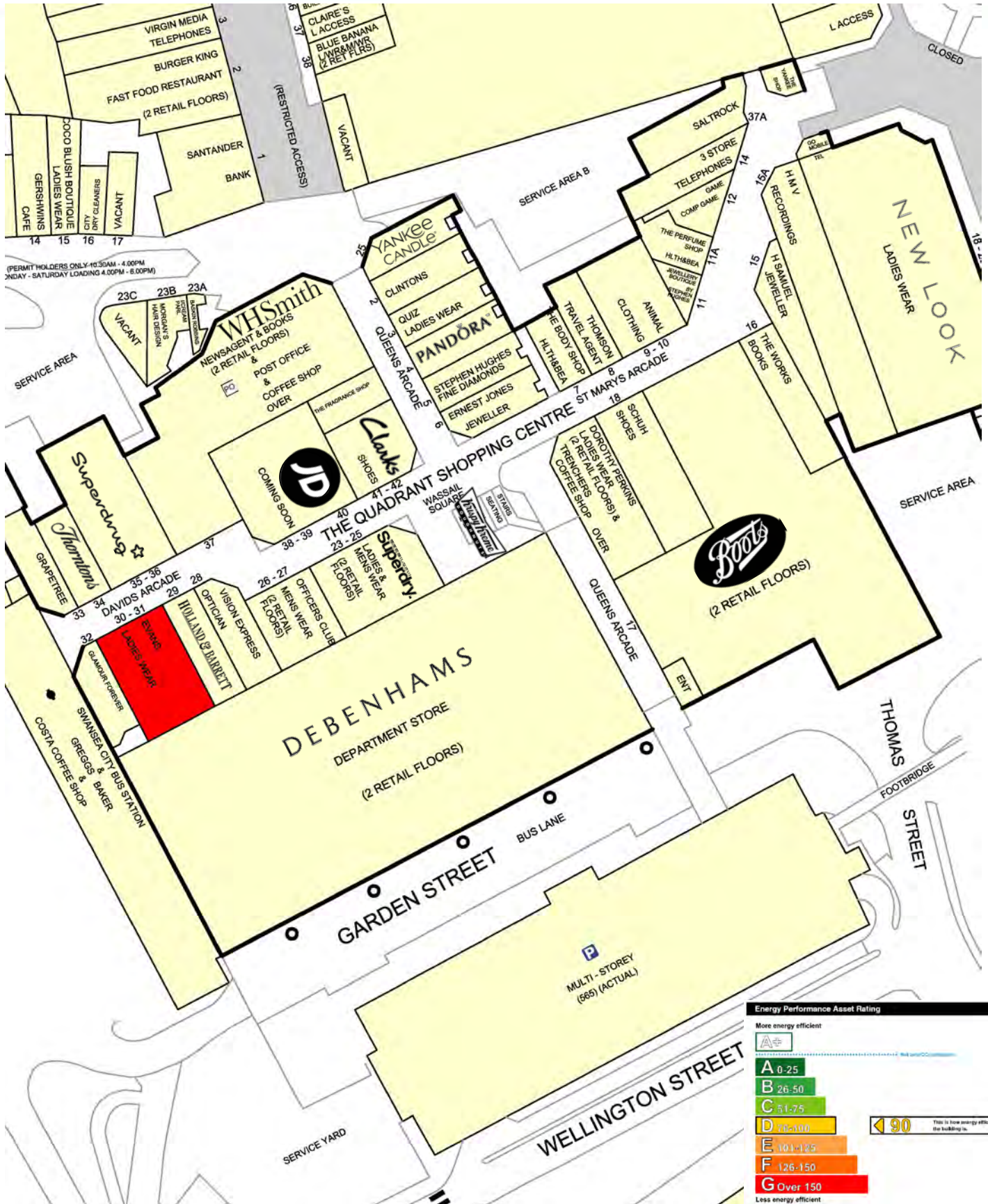
FURTHER INFORMATION

For further information or to arrange an appointment to view please contact:

Macarthur Wilson 0117 908 3350
Richard Biggs reb@macarthurwilson.com

Or our joint agents:
Stuart White / James Moss
Lunson Mitchenall 0207 478 4950

Subject to Contract and Vacant Possession



Regulated by the RICS RICS

SPECIAL CONDITIONS

It is important to note that in most instances staff are unaware of impending disposals and therefore any viewings should be arranged through agents, Macarthur Wilson.

PROPERTY MISDESCRIPTIONS ACT 1991, MISREPRESENTATION ACT 1967

MACARTHUR WILSON for themselves and for Vendors or Lessors whose agent they are, give notice that:

1. 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 or contract;
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