

UNIT 26/27, ST DAVIDS ARCADE, THE QUADRANT SWANSEA, SA1 3QW

LUNSONMITCHENALL



LOCATION

Swansea is Wales' second largest city and has an urban population of 180,000 with 380,000 shoppers living within a 10 mile radius of the centre. The Quadrant comprises 440,000 sq ft of prime retail space and benefits from annual footfall of 10.8 million.

26/27 St Davids Arcade is located adjacent to **Superdry**, and **Vision Express**. Other nearby retailers include **Clarks**, **WHSmith**, **Treasures** and **Debenhams**.

ACCOMODATION

The unit provides the following approximate dimensions and net internal floor area:-

Ground Floor Area:	187.94 sq m	2,023 sq ft
First Floor Area:	141.86 sq m	1,527 sq ft

RENT

Rental offers are sought in the region of **£150,000 per annum** exclusive of service charge, insurance, rates and VAT, payable quarterly in advance.

TENURE

The property is available on a new effectively FRI lease for a term to be agreed.

RATES

Rateable Value:	£136,000
UBR 2016/2017:	48.6p
Estimated Rates Payable:	£66,096 pa

Interested parties are advised to verify the current rates payable with the Local Authority.

SERVICE CHARGE

The estimated annual service charge is **£28,900 per annum**.

COSTS

Each party is to be responsible for their own legal costs.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

AVAILABILITY

Subject to vacant possession / Immediately Available.

EPC

Full report available on request.

VIEWING / FURTHER INFORMATION

Stuart White:	stuartw@lunson-mitchenall.co.uk	0207 478 4979
James Moss	jamesm@lunson-mitchenall.co.uk	020 7478 4961
Patrick Liddell:	patrickl@lunson-mitchenall.co.uk	0203 328 6792
Or our joint agents:	Macarthur Wilson	0117 908 3350

Subject to Contract – June 2016

LEASING / INVESTMENT / LONDON / RETAILER REPRESENTATION / CATERING & LEISURE / RESEARCH / LEASE ADVISORY / SHOPPING CENTRE DEVELOPMENT

020 7478 4950

LUNSON-MITCHENALL.CO.UK

LUNSONMITCHENALL



Lunson Mitchenall Ltd. give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on these as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Lunson Mitchenall Ltd has any authority to make or give any representation or warranty whatever in relation to this property.