

**ejhales** 

**A3 PREMISES  
TO LET**

**4 Whitewalls  
Swansea  
SA1 3AA**



029 2037 8844 • [www.ejhales.co.uk](http://www.ejhales.co.uk)

28 Windsor Place • Cardiff • CF10 3SG

## LOCATION

The premises occupy an excellent trading location on Whitewalls in the Centre of Swansea as shown on the attached Street Traders Plan.

Multiple retailers in close proximity include Top Shop, Ann Summers, Accessorize, Costa Coffee, Primark and Smiggle.

## ACCOMMODATION

The property comprises a ground floor sales area with ancillary accommodation in the basement.

The approximate dimensions and floor areas are as follows:-

Ground Floor Sales	666 sqft	61.9 sqm
Basement Storage	543 sqft	50.4 sqm

## LEASE TERMS

The premises are available on a new effectively full repairing and insuring terms by way of a service charge.

## RENT

£42,500 per annum exclusive.

## PLANNING

The property benefits from A3 planning consent. Interested parties are advised to make their own enquiries of the Local Authority.

## SERVICE CHARGE

The estimated service charge for the year 2018 is £132 per annum exclusive.

## EPC

The property has an EPC rating of C:68. A copy of the Energy Performance Certificate is available on request.

## RATES

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

Rateable Value	£39,500
Rates Payable (2018/19)	£20,303

Interested parties are advised to make their own enquiries of the Local Authority (Tel: 01792 635937) to confirm the figure given above.

## VAT

All figures quoted are strictly exclusive of VAT where applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:  
Philip Gwyther • Tel: 029 2034 7122 • E-mail: [philip@ejhales.co.uk](mailto:philip@ejhales.co.uk)  
Owen Cahill • Tel: 029 2034 711 • Email: [owen@ejhales.co.uk](mailto:owen@ejhales.co.uk)

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

