

# TO LET

**2 De La Beche Street  
Swansea  
SA1 3EY**



**SELF-CONTAINED OFFICES WITH PARKING  
CENTRAL LOCATION  
NET INTERNAL AREA: 125 M<sup>2</sup> (1,340 FT<sup>2</sup>)**



For information only – Not to Scale

## LOCATION

The property is situated in a prominent position on De La Beche Street, on the outskirts of Swansea City Centre. The property benefits from good transport links being within close proximity to both the train and bus stations.

## DESCRIPTION

The subject property comprises a mid-terrace, two storey premises of traditional construction, the property benefits from a small basement and attic storage.

Internally, the property is currently configured to offer a number of offices over the ground and first floors with a kitchen and male and female WC facilities on the ground floor. The property benefits from rear parking for up to 5 cars.

## ACCOMMODATION

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	60	643
First Floor	45	482
Second Floor	20	215
<b>Net Internal Area</b>	<b>125</b>	<b>1,340</b>

All areas and dimensions are approximate, verification is recommended.

## TENURE

The property is available by way of a new full repairing and insuring lease for a term to be negotiated.

## RENT

The offices are available at a rental of £9,500 per annum, exclusive.

## BUSINESS RATES

Rateable Value £5,100  
UBR in Wales 2017/18 49.9 pence in the £

Interested parties are asked to verify this information with the local rating authority.

## VAT

All figures are exclusive of VAT where applicable.

## ENERGY PERFORMANCE CERTIFICATE

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

## VIEWING

Strictly by prior appointment through the sole agents. Please contact:

**NICHOLAS FOUNDS** **ANGELA EVANS**  
 ☎ 01792 479845 ☎ 01792 479830  
 @ [nicholas@rowlandjones.co.uk](mailto:nicholas@rowlandjones.co.uk)  
 @ [angela@rowlandjones.co.uk](mailto:angela@rowlandjones.co.uk)