

TO LET

**PEARL HOUSE
41 PRINCESS WAY
SWANSEA
SA1 5HF**



**RETAIL UNIT
PROMINENT CITY CENTRE LOCATION
RENT: £25,000 PER ANNUM, EXCLUSIVE**

Ethos Kings Road SA1 Swansea Waterfront Swansea SA1 8AS

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www.rowlandjones.co.uk



For identification only – Not to Scale

LOCATION

Pearl House is prominently located on the corner of The Kingsway and Princess Way in the heart of Swansea City Centre. The block is situated opposite the new Princess Way retail development and benefits from good pedestrian footfall as well as being highly visible from the busy Kingsway which is currently benefiting from major redevelopment.

DESCRIPTION

Pearl House comprises a terraced building of brick/block work construction, arranged over four floors. The block provides 6 commercial units on the ground floor with residential units above.

The subject property comprises a retail unit which is presented to a good standard. The unit offers retail space and three separate treatment rooms at ground floor level with suspended ceiling, internal stairs lead to the basement which provides additional retail space, W.C. facilities and a kitchen.

ACCOMMODATION

| Description | m ² | ft ² |
|--------------------------------|----------------|-----------------|
| Zone A | 35 | 376 |
| Zone B | 25 | 270 |
| Ancillary | 47 | 511 |
| Total Net Internal Area | 107 | 1,148 |

All areas and dimensions approximate, verification is recommended.

TENURE

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

RENT

We are seeking a rental of £25,000 per annum, exclusive.

SERVICE CHARGE

The incoming tenant will be responsible for a fair contribution towards the service charge.

BUSINESS RATES

Rateable Value £10,500
UBR in Wales 2018/19 51.4 pence in the £

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

ENERGY PERFORMANCE CERTIFICATE

Prior to refurbishment the property had an Energy Performance Asset Rating 'E' (104)

VAT

All figures exclusive of VAT where applicable.

VIEWING

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

NICHOLAS FOUNDS

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