

SWANSEA

PROMINENT CORNER (A1 OR A3)

SHOP TO LET

279 OXFORD STREET

LOCATION

The property occupies a prominent location in the heart of Swansea City centre at the junction of prime A1 Oxford Street and Castle gardens, an established A3 pitch linking to Princess Way and prime A3 Wind Street.

Castle Gardens has **Pizza Express, Five Guys, Las Iguana's, MacDonalds** and **Turtle Bay** as occupiers, whilst The Princess Way development opposite is now fully let with **Coffee #1, Loungers** and **Cocina** amongst its occupiers. Other A1 occupiers in close proximity include **Zara, H&M, Tiger Stores, Sports Direct, Select** and **Marks and Spencer**.

ACCOMMODATION

The premises comprise ground and first floor accommodation and provide the following approximate areas and dimensions:-

Internal Width	8.34 m	27' 5"
Shop depth	23.85 m	78' 3"
Ground Floor Sales	238.28 m ²	2,565 ft ²
Ground Floor Ancillary	4.47 m ²	48 ft ²
First Floor Ancillary	34.75 m ²	374 ft ²

LEASE

The premises are held by way of an **effectively FRI** lease to **expire 31st October 2022**.

A **new lease** from the landlord is available subject to VP and suitable terms.



RENTAL

£60,000 per annum exclusive.

BUSINESS RATES

Rateable Value	£128,000
UBR (2018/2019)	0.480
Rates Payable	£61,440

(Interested parties are advised to clarify these rates with the Local Authority)

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

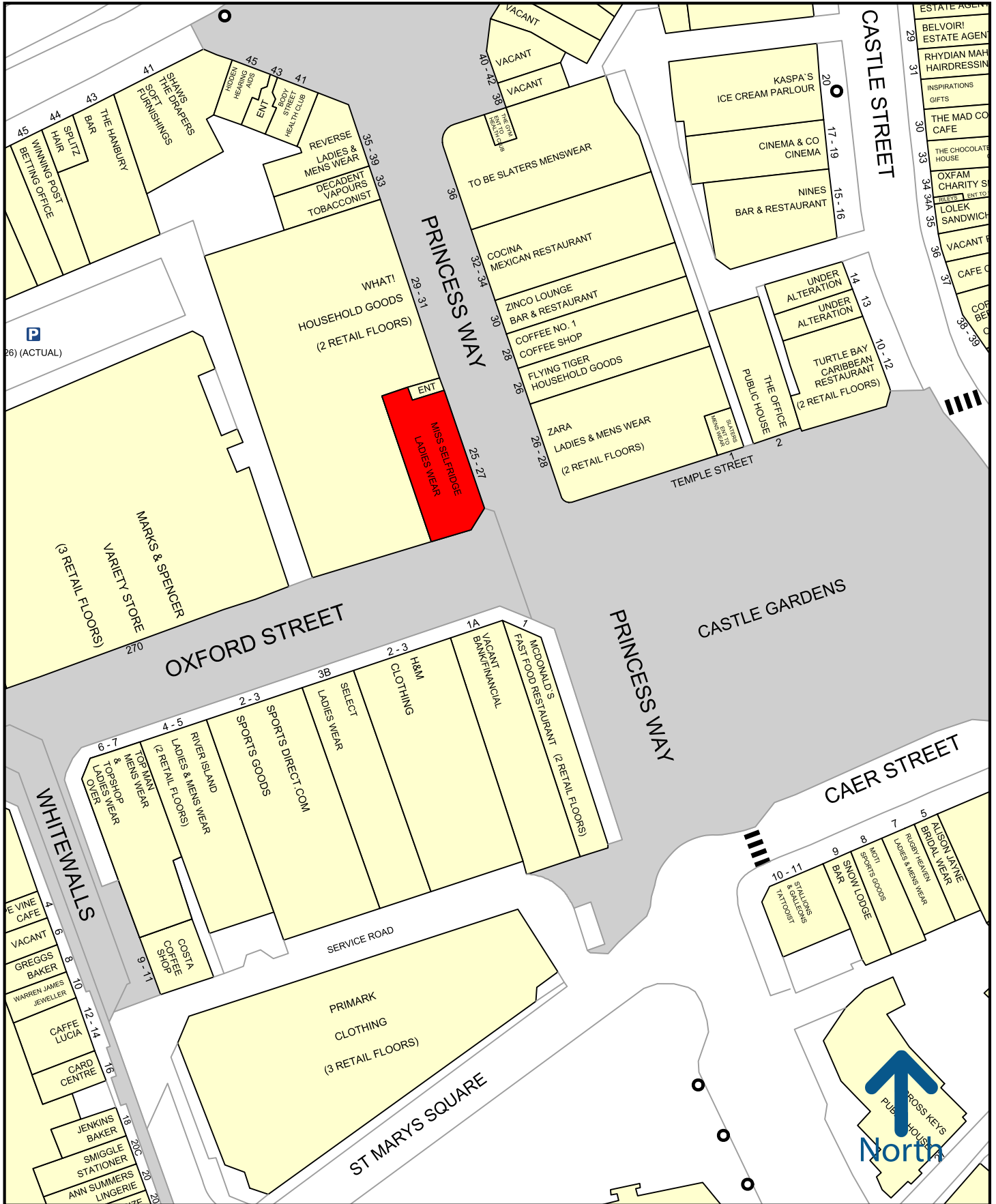
Strictly by prior appointment with sole agents Calan Retail:

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SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 30/07/2018
Created By: Calan Retail

