



01792 648809



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Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS



Ethos Café,  
Kings Road,  
SA1 Waterfront, Swansea,  
SA1 8AS

- Ground floor A3 unit
- Separate storage room
- Net internal area: 23.81m<sup>2</sup> (256ft<sup>2</sup>)
- Rent: £250 per month plus VAT



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## LOCATION

Located within the Ethos building on the SA1 Waterfront development and within walking distance of the Swansea city centre. Approximately four miles to the south of junction 45 of the M4 motorway, the Ethos building fronts onto Kings Road, overlooks the city and river to the rear and has a prominent position within the waterfront development.

## DESCRIPTION

Situated on the ground floor, the café fronts onto Kings Road offering good visibility to passing trade. The café is fully fitted and there may be an opportunity to retain the equipment and furniture.

Also included is a small storage room located within the underground carpark.

## ACCOMMODATION

Description	m <sup>2</sup>	ft <sup>2</sup>
Café	23.81	256
Store	15.88	170
Total	39.69	426

## RENT

The unit is available immediately at a monthly rental of £250 plus VAT and inclusive of service charge.

## VIEWING ARRANGEMENTS

NICK FOUNDS  
01792 479845

[nick@rj-cs.co.uk](mailto:nick@rj-cs.co.uk)

ADAM HARRIS  
01792 479841

[adam@rj-cs.co.uk](mailto:adam@rj-cs.co.uk)

## EPC

AN EPC has been commissioned and will be available shortly.

RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



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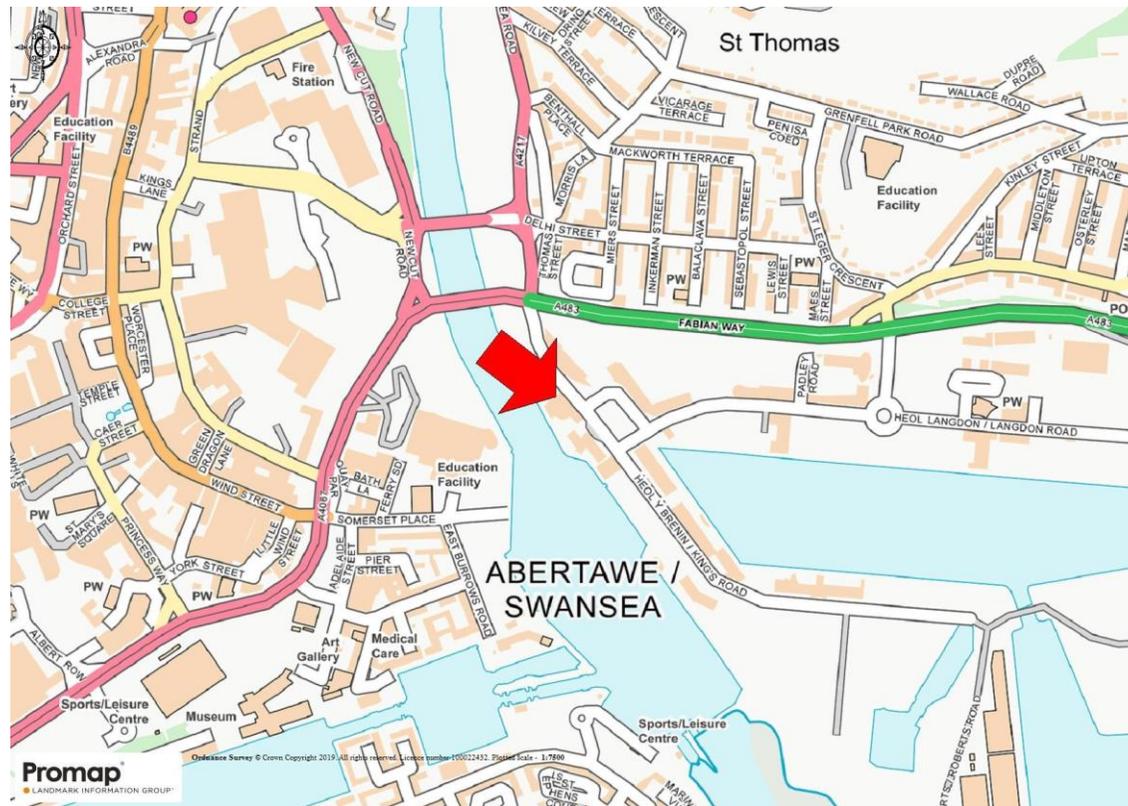


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