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



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Property solutions : Professionally delivered



To Let
£4,500 p/a

197 Carmarthen Road,
Swansea,
SA1 1HE

- Ground floor retail unit
- Prominent main road location
- Net internal area: 55.5m² (597ft²)
- Rent: £4,500 per annum exclusive



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LOCATION

The property is located on Carmarthen Road (A483) which is a main dual carriageway road leading north westwards from the city centre and links to junction 47 of the M4 Motorway. The property is about 1.5 miles to the north west of the city centre. Vehicle access to the property can only be gained from northward bound side of the dual carriageway.

DESCRIPTION

The premises comprises a ground floor corner retail unit near the edge of Swansea City Centre. The unit is part of a traditional terrace of residential properties.

The premises accommodates the main sales area to the front, which has been subdivided in part to accommodate ancillary staff kitchen and w.c facilities to the rear. Additional benefits include a designated parking space to the rear, double glazing and a roller shutter to the front.

ACCOMMODATION

Description	m ²	ft ²
Retail area	28.4	305.7
Ancillary kitchen	15.6	167.9
Rear storage	11.5	123.7
WC	N/a	N/a
Net Internal Area	55.5	597.3

TENURE

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

VAT & SERVICE CHARGE

All figures are exclusive of VAT, where applicable.

Ingoing tenants will be responsible for a fair contribution towards the service charge.

BUSINESS RATES

Rateable Value	£2,950
UBR for Wales 2019/20	52.6 p in the £

Interested parties are asked to verify this information by contacting the local authority.

VIEWING ARRANGEMENTS

NICK FOUNDS

☐ 01792 479845

@ nick@rj-cs.co.uk

ADAM HARRIS

☐ 01792 479841

@ adam@rj-cs.co.uk

EPC

The current EPC rating is D-90.

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.
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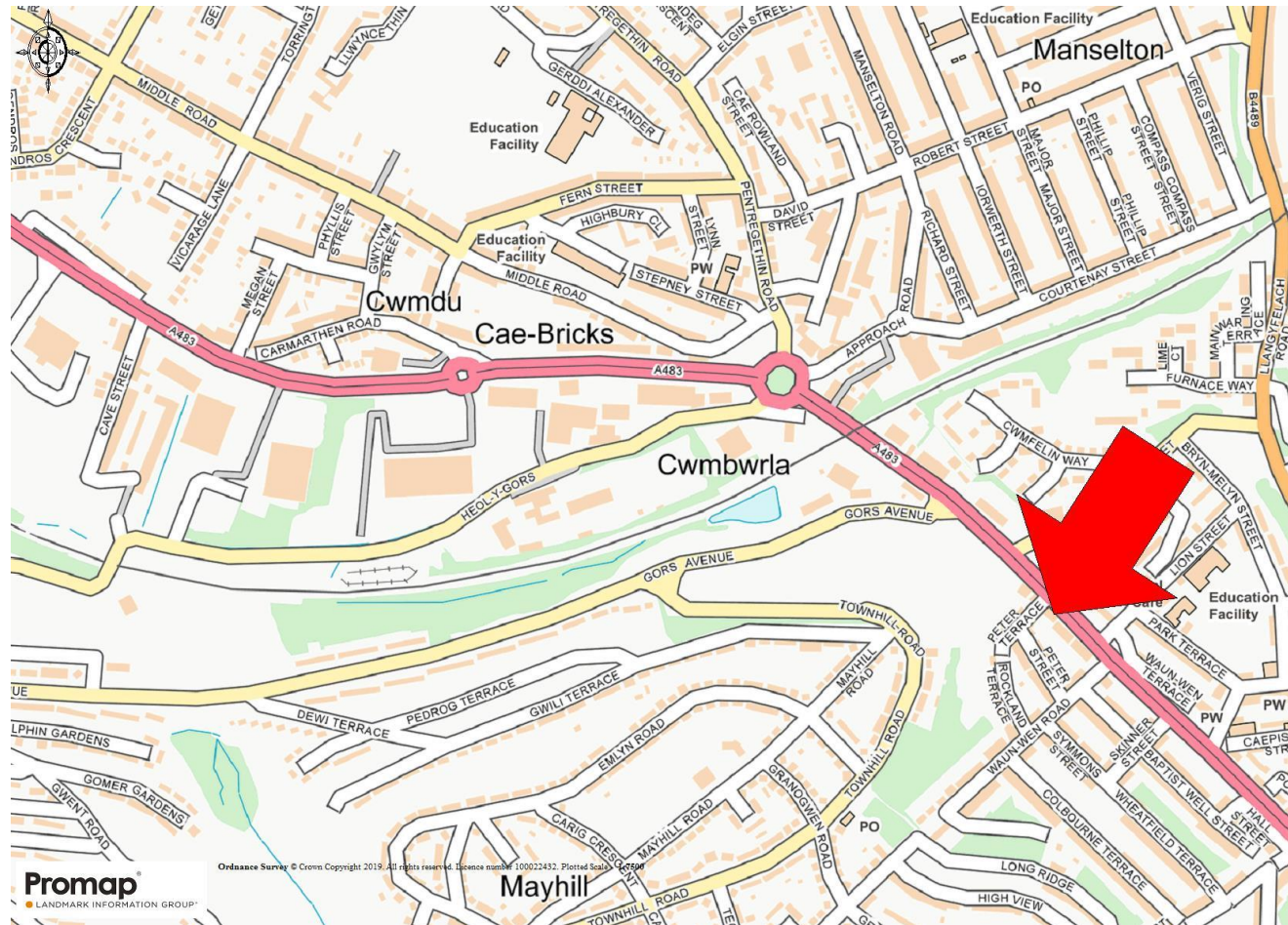


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