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



**TO LET
£17,500 PA**



Unit 45, Pearl House,
Princess Way,
Swansea,
SA1 5HF

- Ground floor retail unit
- Prominent City Centre Location
- Opposite: The Dragon Hotel
- Net internal area: 123.5 m² (1,329ft²)
- Rent: £17,500 per annum exclusive



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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 Princess Way retail development with occupiers including: Slaters Menswear, Zinco Lounge and Coffee#1. The property benefits from good pedestrian footfall and is visible from the busy Kingsway.

DESCRIPTION

Pearl House comprises a terraced building arranged over four floors. The ground floor has been redeveloped to provide 6 retail units with residential apartments above.

The subject property comprises a retail unit which is presented to a good standard. The unit offers retail space, two separate treatment rooms and a WC at ground floor level.

Internal stairs lead to the basement which provides additional ancillary space, W.C. facilities and a kitchen.

ACCOMMODATION

Description	m ²	Ft ²
Zone A	40.5	436
Zone B	30.4	327
Ancillary	52.6	566
Total Net Internal Area	123.5	1,329

TENURE

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

SERVICE CHARGE & VAT

The ingoing tenant will be responsible for the service charge.

BUSINESS RATES

Rateable Value	£17,000
UBR for Wales 2019/20 the £	52.6 p in

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

VIEWING ARRANGEMENTS

NICK FOUNDS ADAM HARRIS
 01792 479845 01792 479841
nick@rj-cs.co.uk adam@rj-cs.co.uk

EPC

An EPC has been commissioned and will be available to inspect 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.
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Property solutions : Professionally delivered



Experian Goad Plan Created: 10/07/2019
Created By: The J W T Partnership Ltd

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