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



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To Let
£17,500 p/a



Unit 37/39, Pearl House,
Princess Way,
Swansea,
SA1 5HF

- Ground floor and basement retail unit
- Prominent City Centre Location
- Opposite: Slaters Menswear, Zinco Lounge and Coffee#1
- Net internal area: 103m² (1,112ft²)
- 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, regenerated 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 ground floor and basement retail unit which has recently been refurbished. The unit offers open plan retail space and benefits from a double shop frontage & suspended ceilings.

Internal stairs lead to a basement which provides additional accommodation, the property also benefits from disabled WC facilities and shower.

ACCOMMODATION

Description	m ²	ft ²
Zone A	50	543
Ancillary	53	569
NIA	103	1,112

TENURE

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

SERVICE CHARGE

The ingoing tenant will be responsible for the service charge.

BUSINESS RATES

Rateable Value £16,750
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 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 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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IMAGES



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