



LOCATION

Swansea is Wales' second largest city and has an urban population of 180,000 with 380,000 shoppers living within a 10 mile radius of the centre.

The Quadrant comprises 440,000 sq ft of prime retail space and benefits from annual footfall in excess of 10 million.

The unit occupies a busy pitch adjacent to **Three Mobile** and **The Candle Shop**. Other nearby retailers include **New Look, HMV, Primark, Boots, Schuh** and **Game**.

ACCOMODATION

The premises, one unit over ground and first floor level:

Ground Floor Area:	124.12 sq m	1,336 sq ft
First Floor Area:	70.98 sq m	764 sq ft

RENT

£67,500 per annum exclusive of other outgoings.

TENURE

The property is available on a new effectively FRI lease for a term to be agreed.

RATES

Rateable Value:	£67,500
UBR 2018/2019:	51.4p
Estimated Rates Payable:	£34,695 p.a.

Interested parties are advised to verify the current rates payable with the Local Authority.

SERVICE CHARGE

The estimated annual service charge is **£17,034 per annum**.

COSTS

Each party is to be responsible for their own legal costs.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

AVAILABILITY

Subject to vacant possession.

EPC

The unit is currently has an EPC rating of F. Full report available on request.

VIEWING / FURTHER INFORMATION

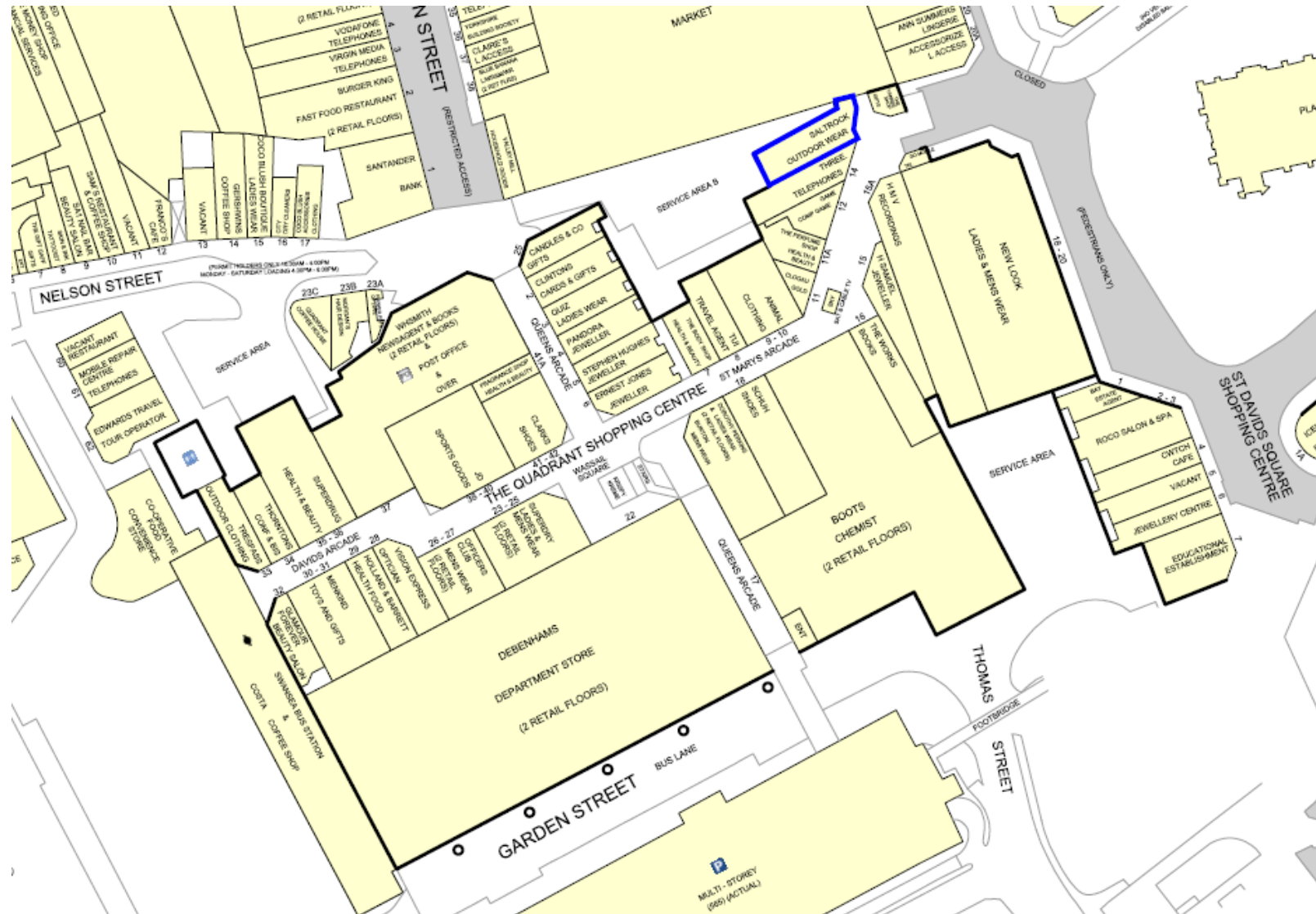
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Or our joint agents: **Macarthur Wilson** 0117 908 3350

Subject to Contract – November 2018

37A ST MARYS ARCADE, THE QUADRANT SWANSEA, SA1 3QW

LUNSONMITCHENALL



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