

96-97 Mansel Street, Swansea, West Glamorgan

£18,000 Per Annum

Leasehold



Features

CITY CENTRE LOCATION

NIA: 134 SQ.M (1,442 SQ.FT)

LARGE SHOP FRONT

PROMINENT MAIN ROAD POSITION

Location map



Map data ©2020

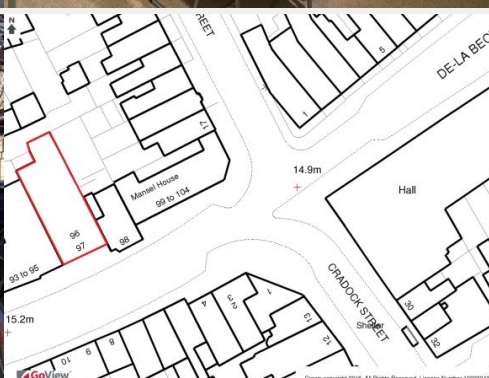
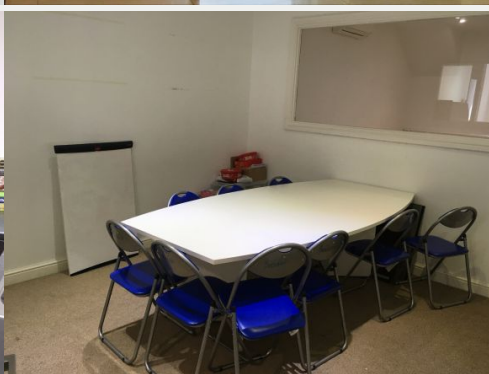
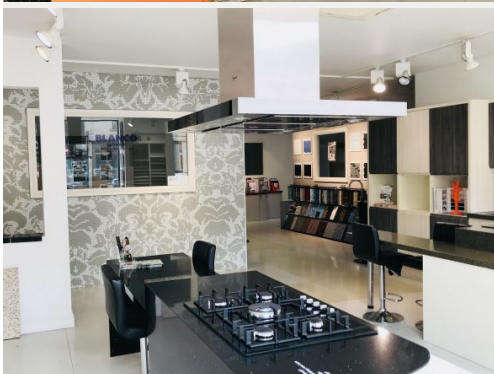
[View Larger Map >](#)

Contact Office

Tel: 01792 479850

Email: commercial@astleys.net

Raglan House, Charter Court, Swansea
Enterprise Park South Wales, SA7 9DD



The subject premises comprises a ground floor commercial unit comprising a large ground floor sales area, which has been subdivided in part to accommodate additional private office rooms. Additional storage, staff kitchen and w.c facilities are also available to the rear.

The premises is currently fitted for use as a kitchen showroom but is of a sufficient size to accommodate a range of alternative uses (subject to the necessary statutory consents).

The premises is situated within an established Swansea City Centre location, directly off the main high street along a prominent main road position.

The subject premises is situated along Mansel Street, which is situated along the fringe of Swansea City Centre and within a short walking distance to the primary retail area of Oxford Street.

The immediate area provides for a mixture of office accommodation for professionals such as Chartered Surveyors, Estate Agents, Accountants, Financial Advisers and Solicitors and residential accommodation.

The property provides the following approximate dimensions and areas:

NIA: 134 sq.m (1,442 sq.ft)

GROUND FLOOR:

Sales Area: 123 sq.m (1,323 sq. ft.)

Shop Depth: 17.30m (56'9")

Internal Width: 10.00m (32'10")

W.C

Kitchen 11 sq.m (118 sq. ft.)

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2017): £12,000

From April 2018 the Welsh Government will set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2018-19 the multiplier will be 0.514.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk

We have been informed that VAT is applicable to this transaction. All figures quoted are exclusive of VAT

Our client's interest is available by the way of a new effective Internal Repairing and Insuring Lease on an all inclusive basis (under terms to be negotiated).

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net