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



**To Let**  
**£20,000 p/a**

Unit 33, Pearl House,  
Princess Way,  
Swansea,  
SA1 5HF

- Ground floor retail unit
- Prominent city centre location
- Opposite: Slaters Menswear, Zinco Lounge and Coffee#1
- Net internal area: 103.1m<sup>2</sup> (1,110ft<sup>2</sup>)
- Rent: £20,000 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 unit offers open plan retail space with a glazed shop front of 6.2m. There is rear ancillary storage and office, as well as kitchen area and WC facilities.

## ACCOMMODATION

Description	m <sup>2</sup>	ft <sup>2</sup>
Zone A	37.8	407
Zone B	37.8	407
Office	17.2	185
Storage/Ancillary Space	10.3	111
Net Internal Area	103.1	1110

## 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

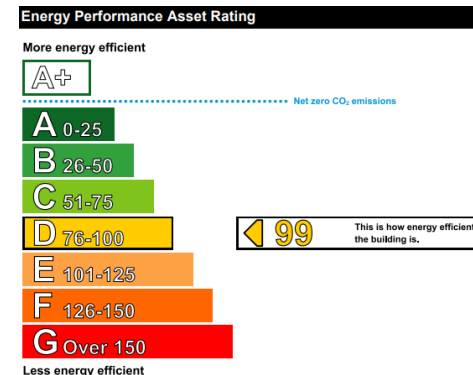
Rateable Value £19,500  
UBR for Wales 2019/20 52.6 p in the £

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](mailto:nick@rj-cs.co.uk) @ [adam@rj-cs.co.uk](mailto:adam@rj-cs.co.uk)

## EPC



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.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.





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Property solutions : Professionally delivered

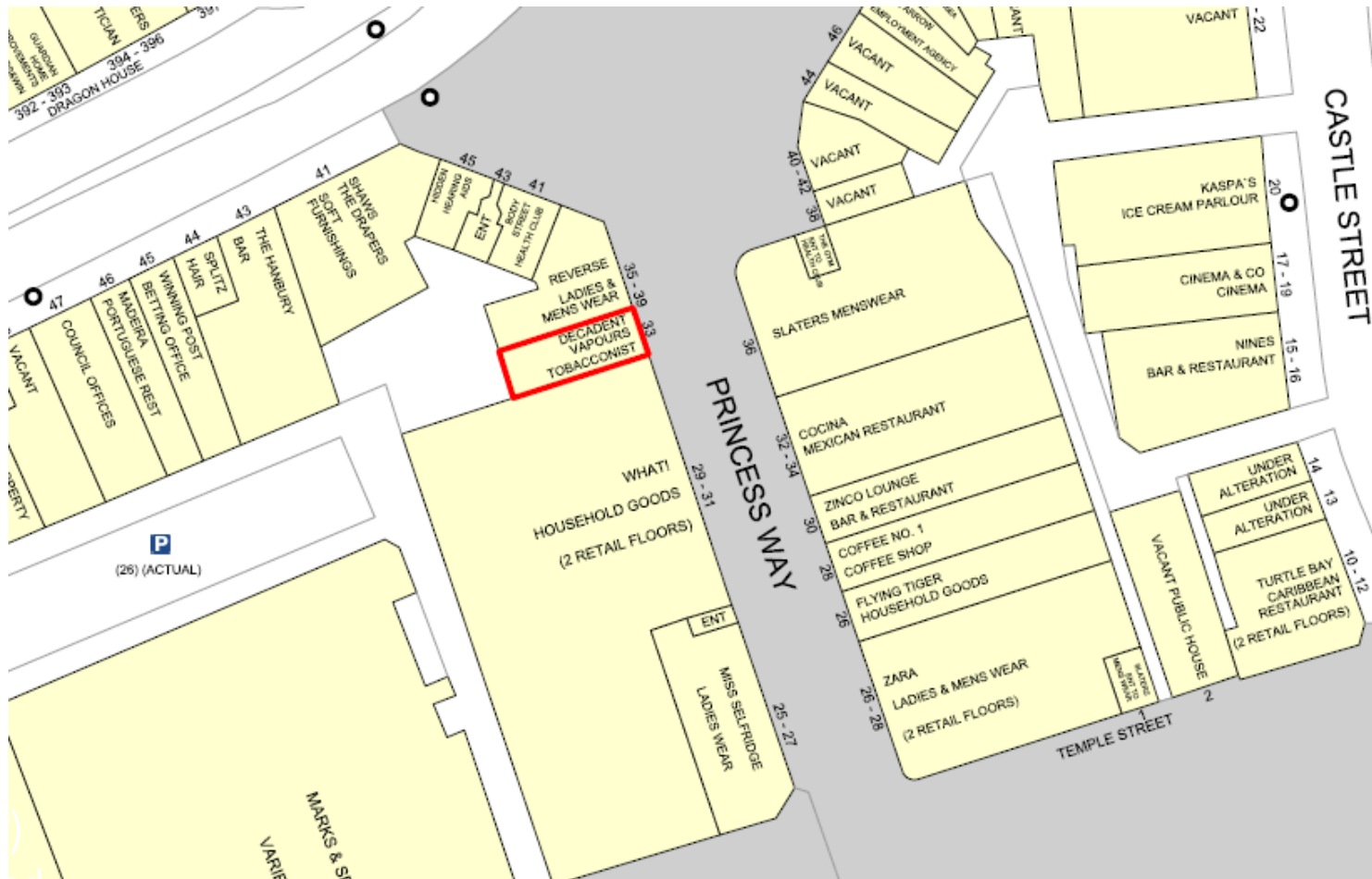
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## GOAD PLAN



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