

Lambert
Smith
Hampton

15-17 Belle Vue Way

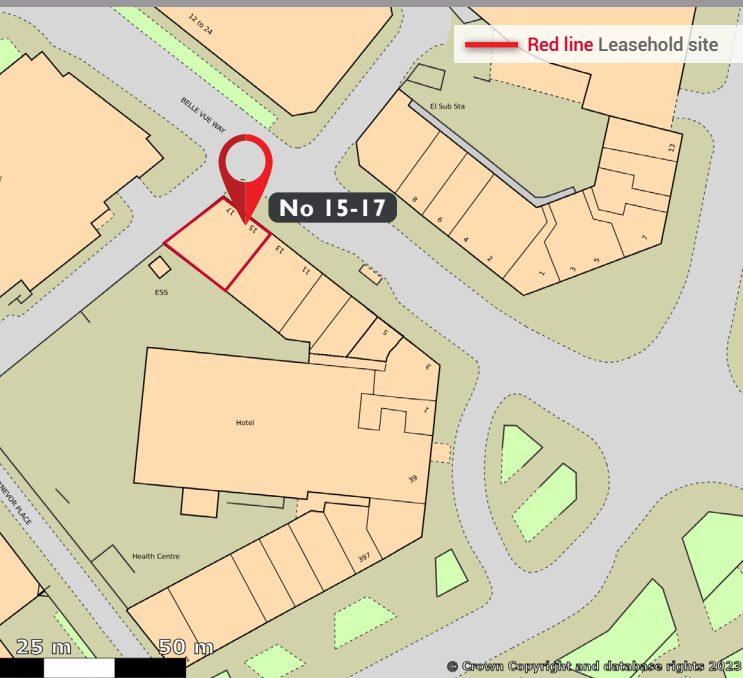
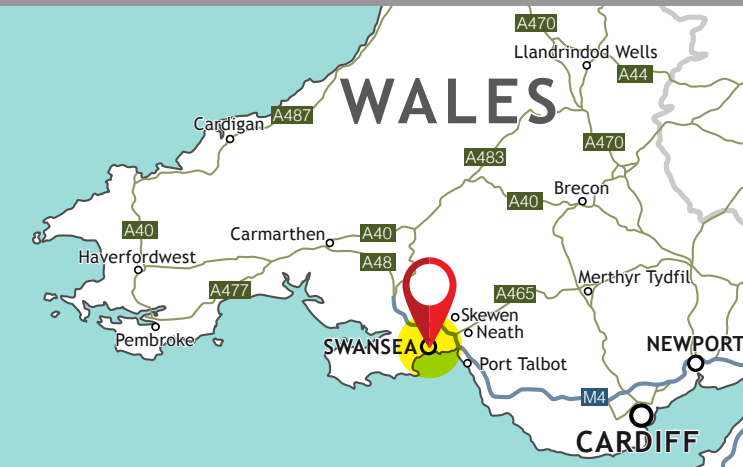
Swansea

TO LET

RETAIL PREMISES

OPPORTUNITY SUMMARY

- ✓ Asking rent of £16,000 pa
- ✓ 223 sq m (2,400 sq ft) NIA
- ✓ A1 retail unit
- ✓ Prominent position in Swansea City Centre



LOCATION & SITUATION

The unit is situated within Swansea City Centre opposite the pedestrianised retail area which offer a range of national tenants including; Marks & Spencer, River Island, H&M and Nationwide. Princess Way development is also located opposite which is currently occupied by Slaters Menswear, Zara, Zinco Lounge and Coffee #1. The unit benefits from a prominent position with it front The Kingsway, it is also situated directly beneath The Dragon Hotel.

DESCRIPTION

End terrace, corner unit comprised over two floors. The ground floor premises comprising a retail unit which also offers office accommodation, ancillary space and rear access. The first floor offers office accommodation, further ancillary space and staff facilities. The unit benefits from a glazed double shop frontage. The property measures approximately 223 sq m (2,400 sq ft) NIA and we note that it has an ITZA of ITZA of 79.98 sq m (837 sq ft).

BUSINESS RATES

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

Rateable Value (2023): £9,000

UBR for Wales for 2023/2024 is 0.535

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

TENURE

The property is available on a **leasehold basis** of which terms are to be agreed.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

ACCOMMODATION

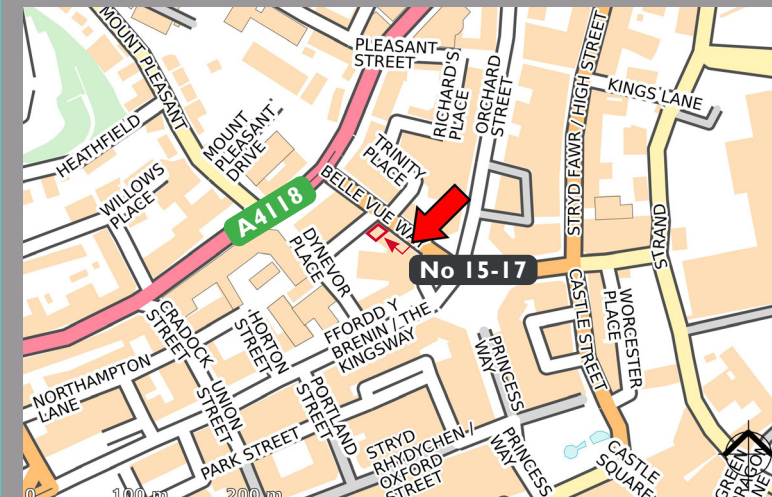
We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the Net Internal Area (NIA) floor areas to be as follows:

Floor	Description	Sq Metres	Sq Feet
Ground Floor	Sales area, office accommodation, ancillary space	66.37	714
First Floor	Office accommodation, ancillary space, staff facilities,	156.60	1,686
Total Net Internal area:		223	2400

We note that the property has an ITZA of 79.98 sq m (837 sq ft).

EPC

The EPC has a rating of **E-106**.



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**Lambert
Smith
Hampton**

www.lsh.co.uk

Viewing and Further Information

Viewing strictly by prior appointment through the agents:

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