

PRIME SHOP TO LET

Fully fashion-fitted

SWANSEA—Quadrant Shopping

19 ST MARY'S ARCADE



Key Highlights

- Swansea is Wales' second city with population of 247k and a catchment of c. 600k within a 30 minute drive.
- £340m of construction ongoing in the city centre, as part of a wider £1.3bn regional investment deal.
- The 3,500 capacity Digital Arena, car park and cultural quarter will be delivered immediately adjacent to Quadrant Shopping in Q1 2022.
- Quadrant provides the prime retail pitch, positioned between the Bus Station, **Primark**, **Tesco Extra**, and the vibrant indoor market. The scheme comprises 335,000 sqft of retail space plus 565 shopper parking spaces.
- Notable retailers within Quadrant include **Boots**, **JD**, **Pandora**, **Schuh** and **Superdry**.
- The available unit occupies a dominant corner position in the central square.
- Fully fitted former fashion shop, two-level trading, available on a flexible or longer-term lease.

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Embassy House, Queens Avenue
Bristol, BS8 1SB

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Accommodation

The unit is arranged as ground and first floor sales, plus ancillary, and provides the following approximate internal floor areas:

	sqm	sqft
Ground Floor Sales:	285.4	3,072
First Floor Sales:	267.9	2,884
Ancillary:	10.3	111

Rent

On application

Tenure

The property is available by way of a new fully repairing and insuring lease, on terms to be agreed.

Alternately, consideration will be given to short-term and / or temp-to-perm trials. Please contact the letting agent to discuss your requirements.

Rates

Rateable Value:	£135,000
UBR:	53.5 p/£

Under Covid assistance measures, these premises may qualify for up to 100% Business Rates Relief until 31st March 2022. Interested parties should make enquiries with the Local Authority.

Service Charge

The service charge for the current year is in the region of £43,985.

EPC

Available upon request

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

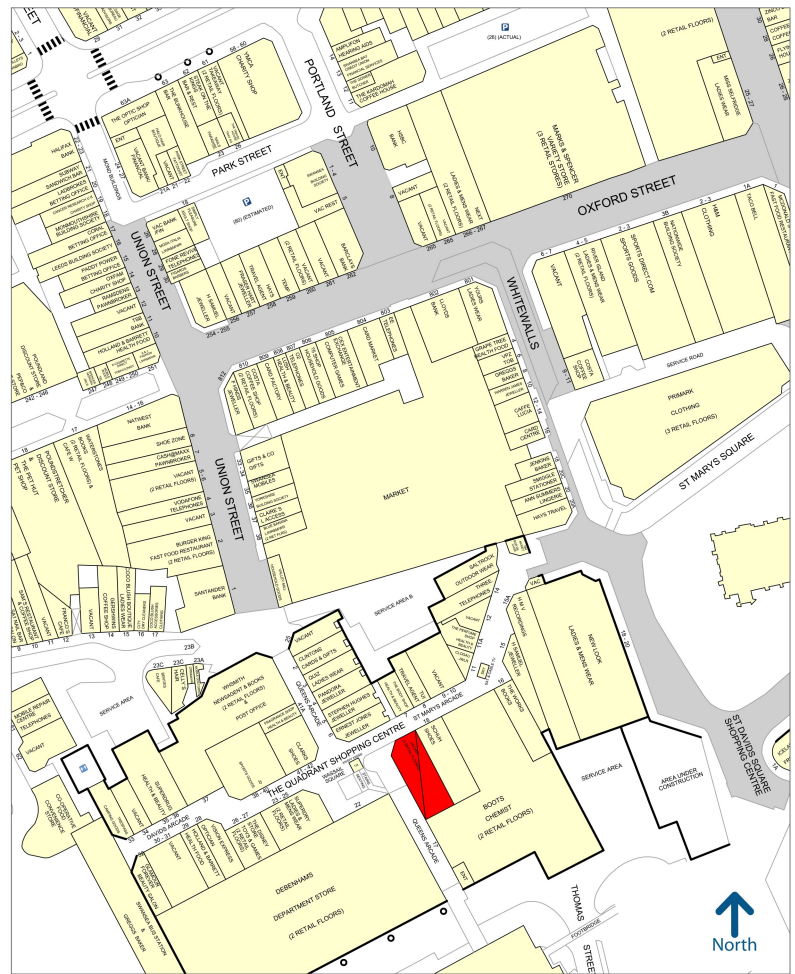
Viewing & Further Information:

Please contact the leasing agent to discuss your business plan and property requirements.

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Swansea

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