

TO LET - RETAIL - SHOPPING CENTRE

FITTED SALON TO LET

QUADRANT SHOPPING CENTRE

32 St David's Arcade, SWANSEA, SA1 3QW



- Swansea is Wales' second city with a catchment of 2 million people within a 60-minute drive time.
- Quadrant provides over 335,000 sqft of prime retail space at the heart of the city centre, adjacent to the Bus Station, Primark, Tesco Extra, and the popular indoor market. The scheme offers 565 shopper parking spaces.
- Notable retailers in Quadrant include Boots, JD, Pandora, Schuh, Ernest Jones and Superdry.
- The new £135m Swansea arena, car park, and cultural quarter has been developed immediately adjacent to the scheme.
- The available unit is located just inside the busy bus station entrance, with notable occupiers in the vicinity include The Entertainer, Greggs, Wilko, Trespass, Superdrug and Holland and Barrett.
- Fitted former nail salon available on new lease.

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Embassy House
Bristol BS8 1SB

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Location

The premises are located immediately inside the busy bus station entrance, surrounded by national brands.

Accommodation

These premises have been recently fitted to offer bright and open salon space with private treatment rooms to the rear, plus staff ancillary at first floor, and provide the following approximate net internal floor areas:

| Name | sq ft | sq m |
|-------------------------|--------------|---------------|
| Ground - Salon / Retail | 1,464 | 136.01 |
| 1st - Ancillary | 692 | 64.29 |
| Total | 2,156 | 200.30 |

Terms

The premises are immediately available by way of a new lease, on terms to be agreed.

Rent

On application.

Service Charge

The service charge for the current year is c. £23,722.

EPC

D (85)

Costs

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

Viewings

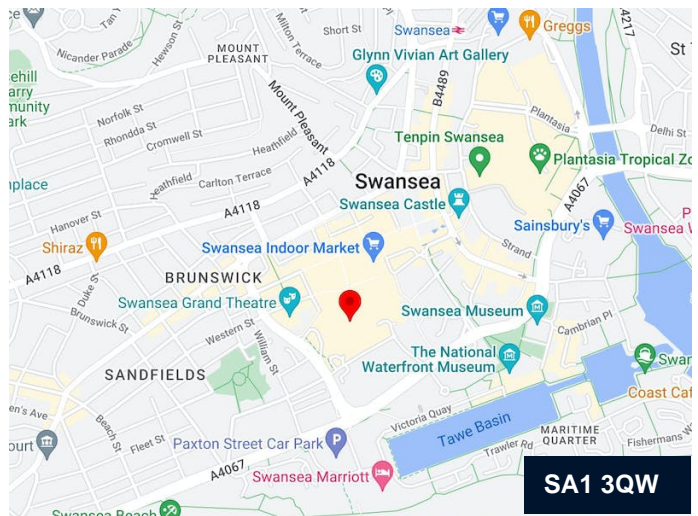
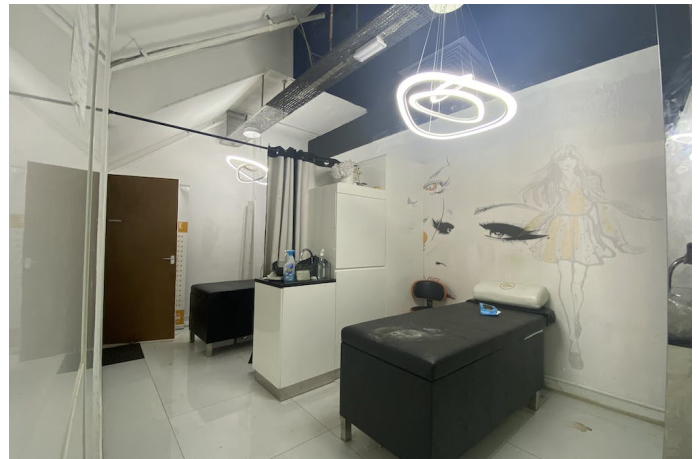
Please contact the leasing agent to discuss your business plan and property requirements.

Business Rates

Rates payable: £25,813.75 Per annum

(based upon Rateable Value: £48,250)

Under Covid assistance measures, these premises may qualify for a 50% discount from Rates payable until 31st March 2023. The updated Rateable Value will come into force in April 2023. Interested parties should make enquiries of the local rating authority to confirm their liability.



Contact

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50 metres

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