

SHOP TO LET

Subject to Vacant Possession

SWANSEA—Quadrant Shopping

1 QUEENS ARCADE



Key Highlights

- Swansea is Wales' second city with a catchment of 2 million people within a 60-minute drive time.
- Quadrant provides the city's prime shopping pitch, situated between Swansea Bus Station, **Primark**, **Tesco Extra**, and the popular indoor market.
- Quadrant boasts over 335,000 sqft of retail space and 565 shopper parking spaces.
- Notable retailers in the scheme include **Boots**, **JD**, **Pandora**, **Schuh** and **Superdry**.
- In Q1 2022, the new £135m arena, car park, and cultural quarter will be delivered on land immediately adjoining the scheme.
- The unit is located at the north entrance to the scheme, adjacent to **Clinton Cards**, opposite **WH Smith** and close to **The Fragrance Shop** and **Pandora**.
- Fitted shop in clean, white-box specification, ready to trade

SAVILLS BRISTOL

Embassy House, Queens Avenue
Bristol, BS8 1SB

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Accommodation

The premises are arranged over ground floor with first floor ancillary, providing the following approximate net internal floor areas:

	sqm	sqft
Ground Floor	140.9	1,517
First floor ancillary	132.1	1,422

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: £57,500

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 £31,183.

EPC

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Legal Costs

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

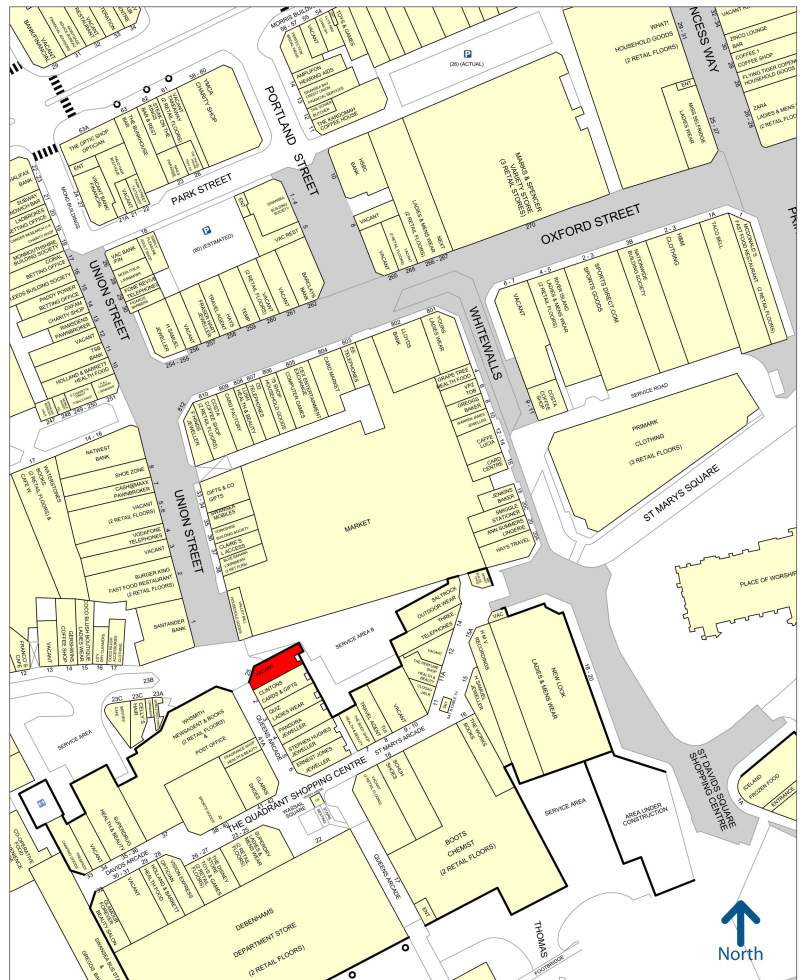
Viewing & Further Information:

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

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Swansea

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50 metres

Experian Goad Plan Created: 18/08/2021
Created By: Savills



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Internal Images

