

TO LET - RETAIL / SHOPPING CENTRE

RENTAL OFFERS INVITED

SWANSEA - QUADRANT SHOPPING CENTRE

Unit 1 Queen'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 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 and sits next to the new £135m Swansea Arena, car park, and cultural quarter.
- Notable retailers in the scheme include **Boots**, **JD**, **Pandora**, **Schuh** and **Superdry**. Recent lettings include **Lovisa**.
- The unit is located at the north entrance to the scheme, opposite **WH Smith** and close to **The Fragrance Shop** and **Pandora**.
- Fitted shop in clean, white-box specification, ready to trade.

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Embassy House
Bristol BS8 1SB

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Location

The premises are prominently located at the scheme entrance, opposite **WHSmith**.

Accommodation

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

Name	sq ft	sq m
Ground	1,517	140.93
1st - (Ancillary)	1,422	132.11
Total	2,939	273.04

EPC

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Terms

Subject to vacant possession, the property is available by way of a new fully repairing and insuring lease, on terms to be agreed. Consideration will be given to short-term and / or temp-to-perm trials. Please contact the letting agent to discuss your requirements.

Rent

On application.

Service Charge

The service charge for the current year is in the region of £31,183.

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

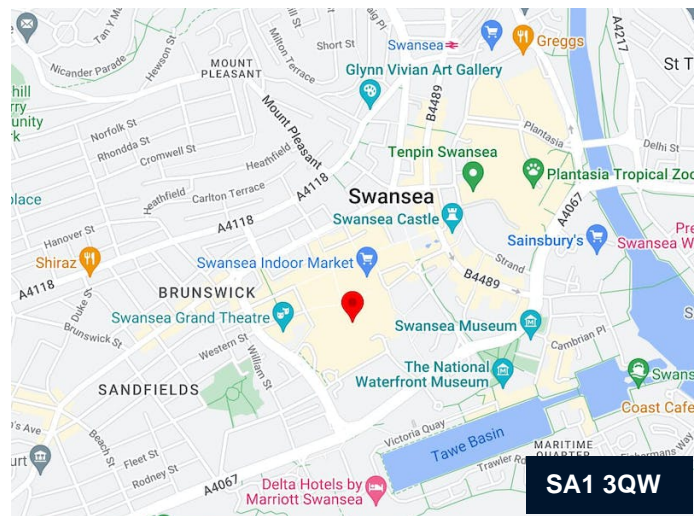
Business Rates

Rates payable: £23,673.75 per annum

(based upon Rateable Value: £44,250)

A tenant may qualify for a 75% discount from the Rates Payable through the Retail, Hospitality and Leisure Relief Scheme.

Interested parties should contact the local rating authority to confirm their likely liability.



Contact

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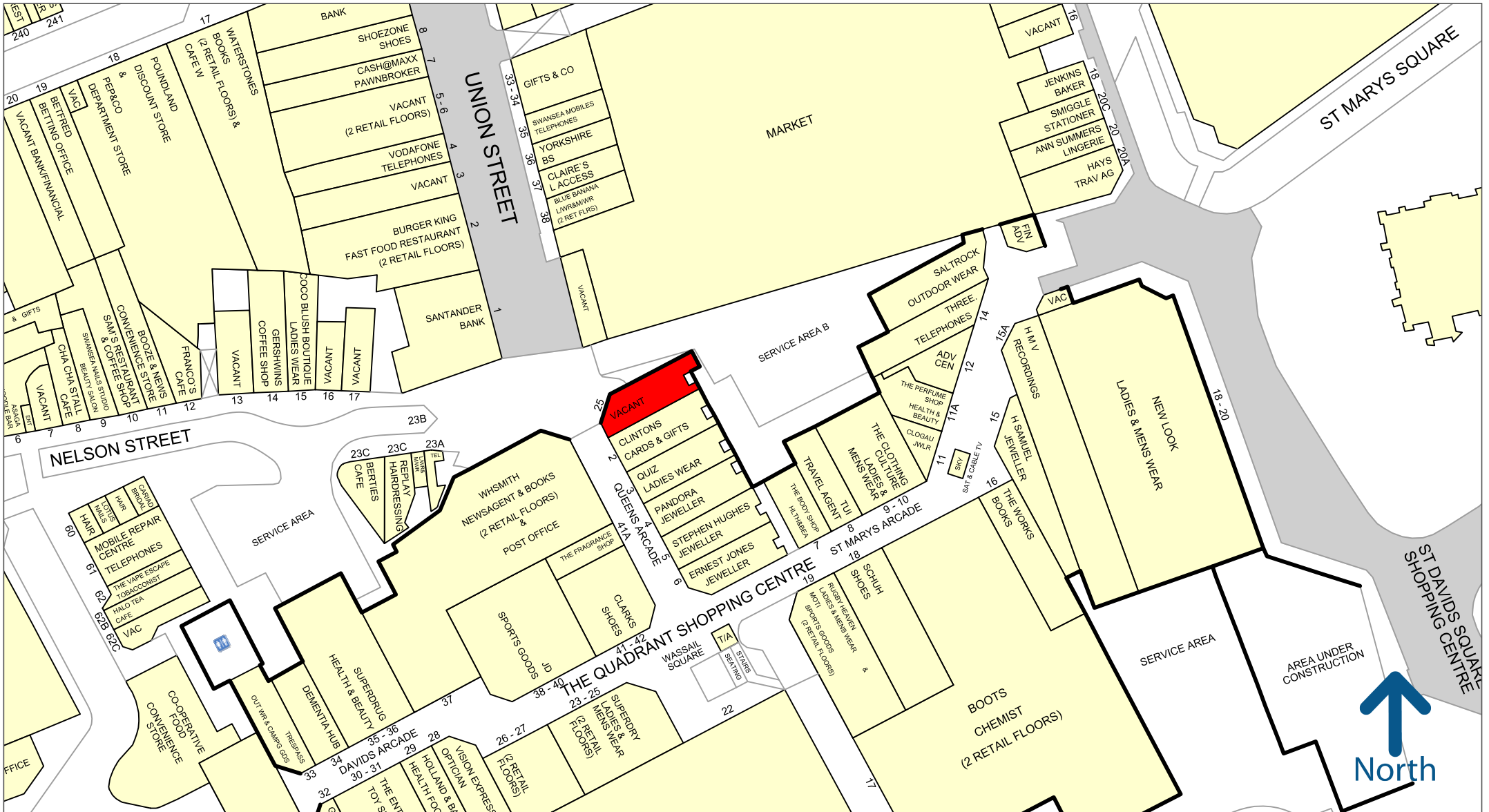
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50 metres

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