

Unit E, Morfa Shopping
The Pod, Swansea, SA1 7DS

FIRST FLOOR RETAIL ACCOMODATION TO LET - FLEXIBLE USES (1,683 SQ.FT)

+ potential to be combined with a ground floor
unit, to create a total floor area of 3,200 sq.ft



RIVER ISLAND



COSTA



next



External

terrace area available

2,000

Free car parking spaces

34,000+

car visits per week



Morfa Shopping

Summary

Available Size: 1,683 sq ft

Rent: On Application

Rates Payable: £22,603.75 per annum

VAT: Applicable

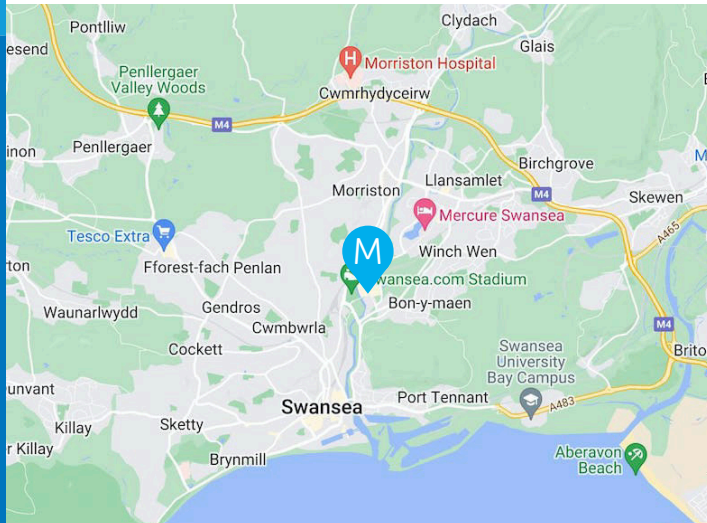
Legal Fees: Each party to bear their own costs

EPC Rating: C (74)

Location

Morfa Shopping is accessed directly off the dualled A4067 which connects the M4 with Swansea City Centre. Morfa Shopping adjoins the Swansea.com Football and Rugby Stadium with the Swansea Enterprise Park and the residential areas of Morriston and Brynhyfryd being nearby.

[See on Google maps](#) →



Description

The Premises is accessed via either an internal staircase from the communal entrance to The Pod or via a passenger lift. Separate Ladies and Gents WC's and shower and baby changing facilities are also provided within the communal area on the first floor. The Premises is currently fitted out as a coffee shop with direct access provided to an external terrace area.

Layout plans are available upon request.

Accommodation

There is an option to merge an existing vacant unit within the ground floor of The Pod (Ground floor unit being 1,516 sq.ft.) with the first floor accommodation, subject to occupier demand.

Name	Floor/Unit	sq ft	sq m
1st - Sales	1st	1,683	156.36
Outdoor - Terrace Area	Outdoor	723	67.17
Total		2,406	223.53

Terms

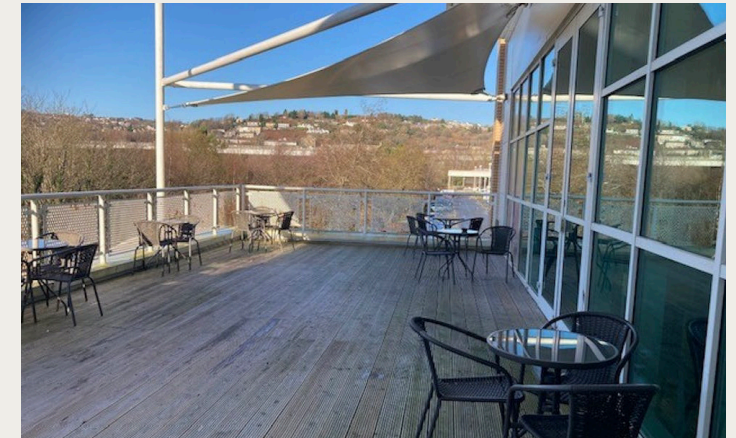
The premises are available to let by way of a new lease for a term to be agreed with an upwards only rent review at the fifth year. The current annual service charge is £3,356.61.

Planning

The Premises has an existing A3 planning consent (Food and Drink); other non-retail uses will be considered subject to obtaining the necessary planning and Landlord's Consent.

Viewings

To be arranged via sole joint letting agents, Cooke & Arkwright, XPROP (Mark Thompson) and Park Place Retail (James Potter).



Viewing & Further Information



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