



Unit E, Morfa Shopping

The Pod, Swansea, SA1 7DS

First Floor Accommodation To Let - Flexible Uses

1,683 sq ft
(156.36 sq m)

- Former Coffee Shop
- External Terrace Area Available
- Premier Open A1 Shopping Park Adjacent to the Swansea.com Stadium
- Occupiers include Morrisons Food Store, Next, B&Q, Currys, River Island and Boots
- Suitable for a Variety of Uses
- 57,000 plus Car Visits per Week
- 2,000 Free Car Parking Spaces

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

Summary

Available Size	1,683 sq ft
Rent	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)

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

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.

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.

Terms

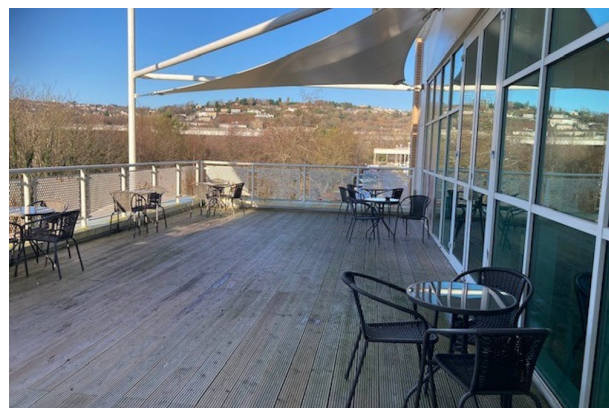
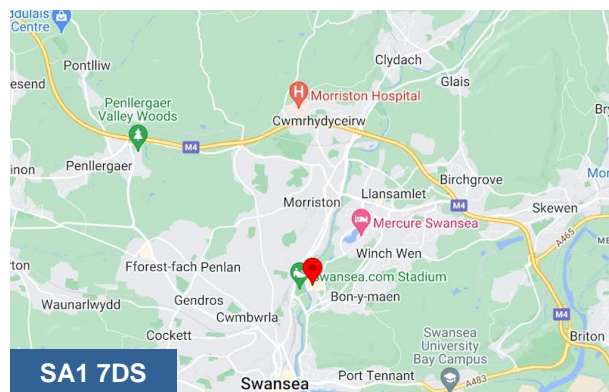
The premises are available to let by way of a new lease for a term to be agreed with an upwards only rent review at the fifth year. The current annual service charge is £3,356.61.

Viewings

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

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 Landlords Consent.



Viewing & Further Information



Huw Thomas

02920 346 312

huw.thomas@coark.com