

PRIME LARGE SHOP TO LET

SWANSEA – SINGLETON STREET, SA1 3QJ

Mason
Partners



Location

The Premises are prominently located on a prime corner site adjacent to the entrance to the main town centre's Bus Station and Theatre. There is a 120 space car park opposite.

Occupiers inside the Bus Station include Co-op Convenience Store and Greggs.

The Quadrant Shopping Centre is the main shopping centre in the City. Occupiers include Boots, Superdrug and JD Sports.

Description

The subject premises are arranged over ground, first, second and third floors with the approximate net internal floor area:-

Ground Floor	17,968 sq ft	1,669 sq m
Mezzanine	4,526 sq ft	420 sq m
First Floor	<u>18,746 sq ft</u>	<u>1,741 sq m</u>
	41,240 sq ft	3,830 sq m

The first floor sales are accessed by both escalators and customer lift. Servicing is via a designated service yard to the rear of the property.

Tenure

A new lease is available on terms to be agreed.

Short term lettings will be considered.

Consideration may also be given to a freehold sale.

Rental

Please contact surveyor dealing.

Service Charge

£19,331.90 pa

Rates

Rateable Value £250,000

Interested parties are advised to verify these figures with the Local Authority.

EPC

An EPC can be made available on request.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Contact

Strictly via joint agents:-

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Mathew Green – mathewgreen@masonpartners.com
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Viewing

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