

UNIT 2 QUADRANT GATE

NELSON STREET | SWANSEA CITY CENTRE | SA1 3QE

**HUNT &
THORNE**
CHARTERED SURVEYORS



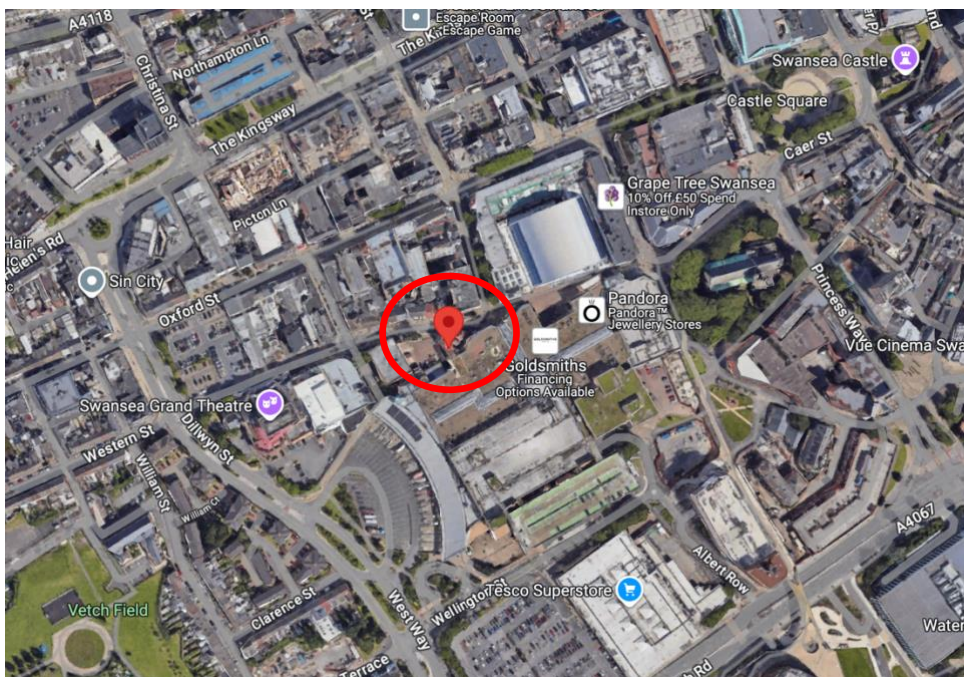
RETAIL PREMISES

TO LET

- PROMINENT RETAIL UNIT
- CITY CENTRE LOCATION
- FLEXIBLE LEASE TERMS
- 112.78 SQ M (1,214 SQ FT)
- £17,500 PAX

LOCATION

The property is located within the Quadrant Gate retail development, which houses four retail units, located on the corner of Nelson Street and Union Street, close to the entrance of the Quadrant Shopping Centre and an entrance to Swansea Indoor Market. Neighbouring occupiers include Santander, Burger King, Vodafone, WH Smiths and Pandora.



DESCRIPTION

The unit is one of four retail units, forming part of the former Quadrant Gate Pub. The development occupies an extremely prominent corner position, within a part two and three storey building, beneath pitched and flat roofs. Independent access is provided to each unit. The premises previously traded as a hairdresser.

ACCOMMODATION

GROUND FLOOR REATIL AREA:	54.63 SQ M	588 SQ FT
GROUND FLOOR KITCHEN:	3.34 SQ M	36 SQ FT
FIRST FLOOR OPEN AREA:	22.76 SQ M	245 SQ FT
FIRST FLOOR KITCHEN:	4.46 SQ M	48 SQ FT
FIRST FLOOR 2 INNER ROOMS:	27.59 SQ M	297 SQ FT
TOTAL:	112.78 SQ M	1,214 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office web site, that the property has a rateable value of £18,750

UBR for Wales 2024/25 is 56.2p in the £.

Interested parties are asked to verify this information, by making direct contact with the local rating authority.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEASE TERMS

The property is available on new lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to contribute to the external part of the property maintenance via a service charge payment. The landlord to insure and the recover the proportional costs from the tenant.

RENT

Offers in the region of £17,500 pax

EPC

To be Provided.

VAT

VAT is payable on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

JASON THORNE

jason@huntandthorne.com

07387 188482

AUGUST 2024



AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.