

3 PLYMOUTH STREET, SWANSEA, SA1 3QQ



RETAIL PREMISES FOR SALE/TO LET

- RARE FREEHOLD CITY CENTRE RETAIL OPPORTUNITY
- TWO-STORY MID-PARADE
- SET TO GROUND FLOOR SALES AND FIRST FLOOR OFFICE 48.30 SQ M (520 SQ FT)
- FOR SALE: OFFERS IN THE REGION OF £165,000
- OR, AVAILABLE TO LET ON A NEW LEASE: ASKING RENT - £16,800PAX
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LOCATION

The property is located in the heart of Swansea City Centre, fronting Plymouth Street, which links Lower Oxford Street to Nelson Street. Prominent buildings and occupiers in the immediate vicinity include The Grand Theatre, Quadrant Retail Centre and Bus Station, Wilkinsons, Greggs, Peacocks, British Heart Foundation, Bet Fred, Bon Marche, Poundland.

The premises is also close to two new office developments being constructed in the city centre, which include the Digital Cluster on the Kingsway, providing cir 110,000 sq ft of office space aimed at the hi-tech / digital market and the Biophilic on the old Woolworths site, providing 20,000 sq ft of retail space and 22,000 sq ft of office accommodation.



DESCRIPTION

A terraced retail unit which is set on two storeys. The property contains a front showroom as well as a first floor staff kitchen and toilet area.

Retail area on the ground floor with staff, office and storage area on the first floor.

ACCOMMODATION

Ground Floor Retail	24.2 SQ M	261 SQ FT
First Floor Office/Staff	24.3 SQ M	259 SQ FT
Total NIA:	48.30 SQ M	520 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a Rateable Value of £9,900

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

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

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

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TENURE

We have been informed that the property is held Freehold.

SALE PRICE

Offers in the region of £165,000.

ASKING RENT

£16,800PAX

EPC

To be advised

VAT

All prices are quoted exclusive of vat. Our client reserves the right to charge vat on all payments. VAT election TBC

FURTHER INFORMATION

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

JASON THORNE

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JANUARY 2025

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