

# UNIT 7A TOWER COURT

ST. DAVIDS ROAD | SWANSEA ENTERPRISE PARK | SA6 8RU



**A3 PREMISES/TRADE COUNTER  
TO LET**

- CURRENTLY SETUP AS AN A3 PREMISES
- ESTABLISHED TRADE COUNTER LOCATION
- GOOD ON SITE CAR PARKING
- 93 SQ M (1,000 SQ FT)
- ASKING RENT - £10,000PAX

## LOCATION

The property is located on the established Tower Court, which is a mixed home improvement, leisure and distribution destination, accessed off St David's Road, within the heart of the Enterprise Park. J44/45 of the M4 motorway are in close proximity.

Prominent occupiers in the immediate area include Starbucks, Smyths Toys, JD Gyms, Hutchings Hyundai, St John Ambulance, Lincweld, Auto Windscreen, Swansea Parts Plus, TPS Swansea and LBS.



## DESCRIPTION

The development is made up of three blocks comprising of a total of 18 units. The premises is of steel frame construction will alloy cladding, feature brick elevations and glass frontage with external decking for seating.

## ACCOMMODATION

<b>TOTAL:</b>	93 SQ M	1,000 SQ FT
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## RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £4,550.

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

Interested parties are asked to verify this information.

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

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## LEASE TERMS

The property is available on new flexible lease terms.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a service charge towards the upkeep of the external common areas of the Tower Court estate. The landlord to continue to insure and recover the premium cost from the tenant.

## RENT

Offers in the region of £10,000pax

## EPC

To be provided

## VAT

All prices are quoted exclusive of VAT. VAT will be 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

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### JASON THORNE

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JANUARY 2025

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

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