

INVESTMENT, QUADRANT GATE

NELSON STREET | SWANSEA | SA1 3QE

**HUNT &
THORNE**
CHARTERED SURVEYORS

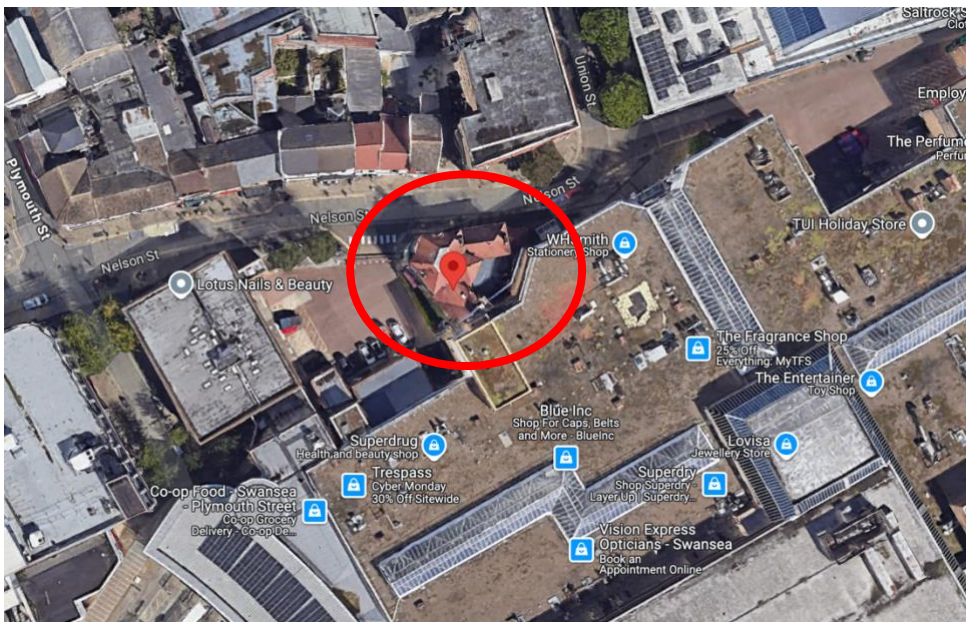


RETAIL INVESTMENT FOR SALE

- CITY CENTRE RETAIL INVESTMENT
- FOUR SELF CONTAINED RETAIL UNITS
- CURRENT RENTAL INCOME £35,000PAX
- FUTURE RENTAL INCOME £52,500PAX
- OFFERS IN THE REGION OF £650,000

LOCATION

The development is located alongside Quadrant Shopping Centre, located on the corner of Nelson Street and Union Street, close to the entrance of the indoor market. Neighbouring occupiers include Santander, Burger King, Vodafone, WH Smiths and Pandora.



DESCRIPTION

The property comprises of a corner two and three storey development. Independent access is provided to each retail unit. Unit 1 benefits from an extremely prominent corner position and outside seating.

ACCOMMODATION

Please see availability schedule.

RATEABLE VALUE

We have been informed via the Valuation Office web site that the properties have the following rateable values:

Unit 1 - £21,250

Unit 2 - £18,750

Unit 3 - £9,300

Unit 4 - £7,900

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.

TENURE

The property is held Freehold.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The landlord maintains the external part of the property.

SALE

Offers in the region of £650,000

EPC

- Unit 1 – C – CN: 0282-0131-6159-1225-3002
- Unit 2- D – CN: 9861-3025-0115-0101-2321
- Unit 3- D – CN: 0431-0038-4729-9405-3006
- Unit 4- 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.

JASON THORNE

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MATTHEW SIMS

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FEBRUARY 2025



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Quadrant Gate Retail Development, Nelson Street, Swansea

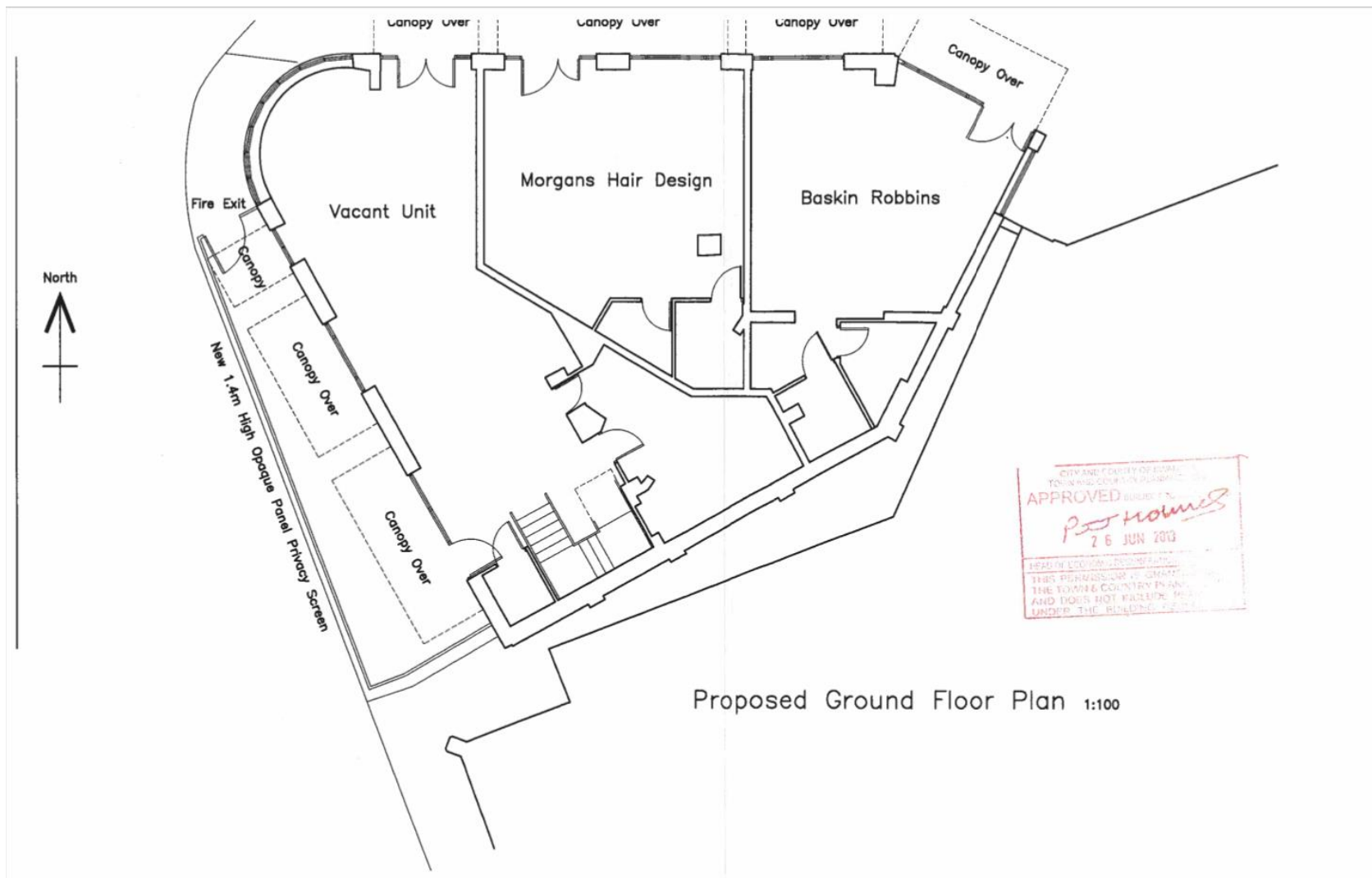
Tenancy Schedule

UNIT	SIZE	TENANT	CURRENT RENT	FUTURE RENT	LEASE TERM
1	156 SQ M 1,681 SQ FT	Hong Kong Gourmet Enterprise Ltd	£12,500 pax	£15,000 pax	A lease until 24th Oct 2034. OTB and rent review every three years. Rent first 18 months £12,500 pax. Next 18 months £15,000 pax
2	112.78 SQ M 1,214 SQ FT	VACANT		£15,000 pax	
3	22.25 SQ M 272 SQ FT	Kavita Rani	£10,000 pax	£10,000 pax	Lease ending 31st March 2028.
4	22.21 SQ M 239 SQ FT	Shabeer Ahmad T/A Mobimaster Ltd	£12,500 pax	£12,500 pax	Lease ending 30th June 2029
		TOTAL	£35,000 pax	£52,500 pax	

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