

# UNIT 1 SAMLET TRADE PARK

SAMLET ROAD | LLANSAMLET, SWANSEA | SA7 9AG

HUNT &  
THORNE  
CHARTERED SURVEYORS



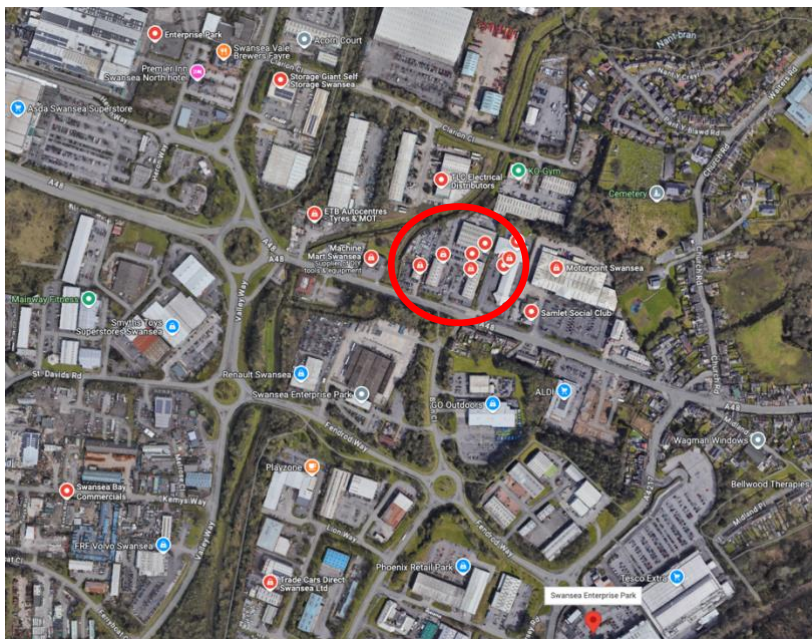
**TRADE COUNTER  
TO LET**

- PROMINENT ROADSIDE TRADE COUNTER PREMISES
- PART GLASS FRONTAGE
- CLOSE TO J44 & J45 OF THE M4
- 329.90 SQ M (3,551 SQ FT)
- ASKING RENT £28,408PAX

## LOCATION

The property is prominently located, fronting Samlet Road, which is a popular trade centre destination, located in between Swansea Enterprise Park. The park is located to the north of Swansea City Centre, with J44 and 45 or the M4 motorway, being located within 2 miles from the premises.

Prominent occupiers within the immediate area include Halfords Auto Centre, Pirtek, Machine Mart, Selco Builders Merchants, Motorpoint Swansea, Brandon Hire and Aldi.



## DESCRIPTION

The property comprises of a prominent end of terrace steel portal frame building. The lower part of the walls are of facing brick and glass elevations, together with alloy cladding to the upper part of the walls and roof. Car parking and loading area exists to the side and front of the property, off communal area.

## ACCOMMODATION

<b>TOTAL:</b>	329.90 SQ M	3,551 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 £26,750.

UBR for Wales 2025/26 is 56.8p in the £

Interested parties are asked to verify this information, by directly contacting 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 flexible lease terms.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a service charge towards the joint shared maintenance of the external common areas of the estate. The landlord to continue to insure the property and recover the premium cost from the tenant.

## ASKING RENT

£28,408pax

## 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

matthew@huntandthorne.com

07825 372503

### JASON THORNE

jason@huntandthorne.com

07387 188482

MARCH 2025





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CHARTERED SURVEYORS

01792 776600

[huntandthorne.com](http://huntandthorne.com)



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