

PROMINENT LARGE SHOP
TO LET
SWANSEA
UNIT 1
18/20 ST MARYS SQUARE



Description

The subject property forms an integral part of the Quadrant Shopping Centre and is prominently located towards the entrance to the scheme. The premises are adjacent to **New Look** and in proximity to **Boots, Primark, Iceland** and **Three**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground and first floors providing the following approximate areas:

Ground Floor	10,997 sq. ft. (1,022 sq. m)
First Floor Ancillary	10,971 sq. ft. (1,019 sq. m)

Lease

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

Rent

Upon application.

Service Charge

The property benefits from no service charge payable.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£138,000
UBR (20/21)	0.512p

All parties are to advised to make their own enquires to the relevant authority.

EPC

The property has an EPC rating of C63. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

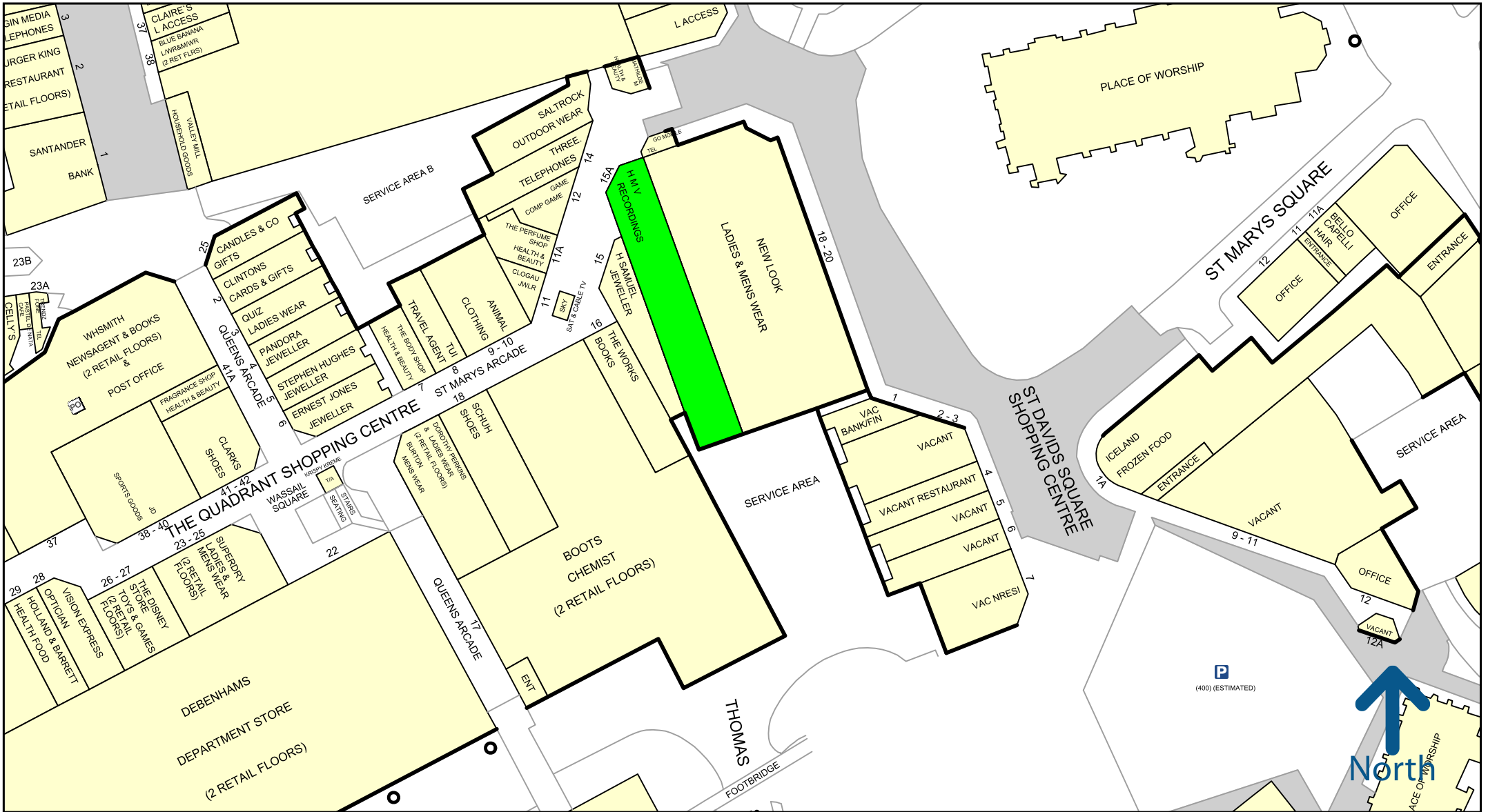
Viewing

Please note staff are unaware and the unit is available subject to vacant possession. Strictly by appointment through sole agents, **Green & Partners**, contacting:

Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Subject to Contract



50 metres

Experian Goad Plan Created: 10/08/2020
Created By: Green and Partners



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