



29,500 sq.ft.
retail trade park

3,335 sq.ft. to
11,749 sq.ft.

89 on site
car parking
spaces

Farmfoods
upsizing to
16,700 sq.ft.
new store



TO LET
Retail Unit
3,335 sq.ft. to 11,749 sq.ft.

LION WAY
RETAIL PARK • SWANSEA • SA7 9FB

**Fletcher
Morgan**

LION WAY

RETAIL PARK • SWANSEA • SA7 9FB



LOCATION

The City of Swansea, which has a population of 240,000 and estimated catchment population of 580,000 people, is the second largest City in Wales.

Lion Way Retail Park is located in the Enterprise Zone which forms part of the largest out-of-town shopping district in Swansea, approximately 4 miles north of Swansea City Centre and 2 miles from Junction 44 of the M4.

Nearby occupiers include; Tesco Extra, ScS, Halfords, Tapi Carpets, Home Bargains, Iceland, Go Outdoors, amongst others. Lion Way Retail Park occupies a prominent location from Fendrod Way one of the main peripheral roads serving the wider area with over 10,000 daily vehicle movements. The Park extends to some 29,500 sq.ft. Existing occupiers include Farmfoods, who will be upsizing to a new 16,700 sq.ft. store, MFC and Floors 4 You. Other occupiers nearby include Screw Fix, Greggs and the Tile Warehouse.

DESCRIPTION

The subject property comprises a Purpose built retail/trade units. Space available from 3,335 sq.ft. to 11,749 sq.ft. Gross Internal Area and 89 on site car parking spaces.



ACCOMMODATION

Unit Number	Area	Usage
Unit 1A & 1B	16,700 sq.ft.	To be Farmfoods
Unit 1C	1,500 sq.ft.	MFC The Bed Shop
Unit 2A	8,414 sq.ft.	Available
Unit 2B	3,335 sq.ft.	Floors 4 You

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

TENURE

The subject property is available on a Full Repairing and Insuring basis.

RENTAL

On application.

RATES

The current Rateable Value of the property for the period 2022/23 is based on UBR multiplier of £0.535p. The Rates Payable for 2022/23 are as follows:

Rateable Value £65,500 | Rates Payable £35,043

Interested parties are advised to rely on their own enquiries to relevant Local Authority Rates Department.

PLANNING

The unit benefits from Open A1 planning consent (including food) but would be suitable for other uses such as Trade Counter or Leisure, subject to planning.

ENERGY PERFORMANCE CERTIFICATE

B43.

VAT

All figures quoted are exclusive of V.A.T. where applicable.

COSTS

Each party is to bear their own legal and professional costs incurred in the transaction.



LION WAY

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TO LET

Direct
TILE WAREHOUSE

GREGGS

FLOORS 4 YOU
THE FURNISHING SPECIALIST

farmfoods
Great Food, Amazing Prices

MPC
BED

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