

TO LET
WORKSHOP/ INDUSTRIAL

**Former Harris Bros. Unit, 18 Northampton
Lane, Swansea, SA1 4EH**



- WORKSHOP UNIT AND FORMER MOT CENTRE ARRANGED OVER A SINGLE BAY
- GROSS INTERNAL AREA OF 163.78 SQ.M (1,762.92 SQ. FT.) INC. MEZZANINE TO REAR
- ROLLER SHUTTER LOADING DOOR TO FRONT WITH A CLEARANCE HEIGHT OF 3.07M
- EASILY ACCESSIBLE LOCATION WITHIN SWANSEA CITY CENTRE

OFFERS IN THE REGION OF
£12,950 PA

Former Harris Bros. Unit, 18 Northampton Lane, Swansea, SA1 4EH

LOCATION

The subject premises is located directly off Northampton Lane (to the rear of The Kingsway) within an established mixed use location within Swansea city centre.

The subject property is well placed within the City Centre, close to the prime area and benefits from a good level of passing trade.

Swansea has a population of some 240,000 and has a popular, expanding University. There is also a mainline railway station close by.

Swansea City Centre has seen a large amount of redevelopment in recent years to provide additional student accommodation, which in turn has increased activity within the City Centre.

In addition we advise that the redevelopment of The Kingsway is already underway. The Kingsway Infrastructure Project, which is situated within the immediate proximity of the subject premises, is aimed at kick-starting the development of a new digital district.

DESCRIPTION

The subject premises comprises a workshop/ industrial situated within an established trading location, within Swansea city centre.

The premises is arranged over a single bay to accommodate a workshop unit, previously occupied for use as a car repair/ vehicle servicing, MOT and tyre fitting service.

The unit is situated directly off the main elevation to the front, which can be accessed via a single roller shutter loading doors with a clearance of ranging from 3.07m. The first floor, which can be accessed internally off the main workshop area accommodates 2 no. store rooms and staff w.c. facilities.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

Gross Internal Area **163.78 sq.m** **(1,762.92 sq. ft.)**

GROUND FLOOR

Workshop 128.98 sq.m (1,388.39 sq. ft.)

Roller Shutter Clearance 3.07m (10'1")

Eaves (Min) 2.94m (9'8")

FIRST FLOOR

Ancillary 34.80 sq.m (374.69 sq. ft.)
which briefly comprises the following

Office 1 3.87m x 2.74m

Office 2 3.87m x 2.76m

Staff W.C. Facilities

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2026): **£10,000**

From 1st April 2026, there are three multipliers which may apply to a property in Wales. The provisional multipliers announced for 2026-27 are as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.

- A standard multiplier of 0.502, applicable to most other properties.

- A higher multiplier of 0.515, applicable to properties with a rateable value above £100,000.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

Please be advised that all figures quoted are exclusive of VAT (where applicable).

TERMS & TENURE

The property is available by way of a new full repairing and insuring lease for a term not exceeding two years. The lease will be contracted out of the security of tenure provisions of Part II of the Landlord and Tenant Act 1954.

The landlord's intention is to redevelop the property following expiry of the lease term and, therefore, longer lease commitments will not be considered.

VIEWING

By appointment with Sole Agents:

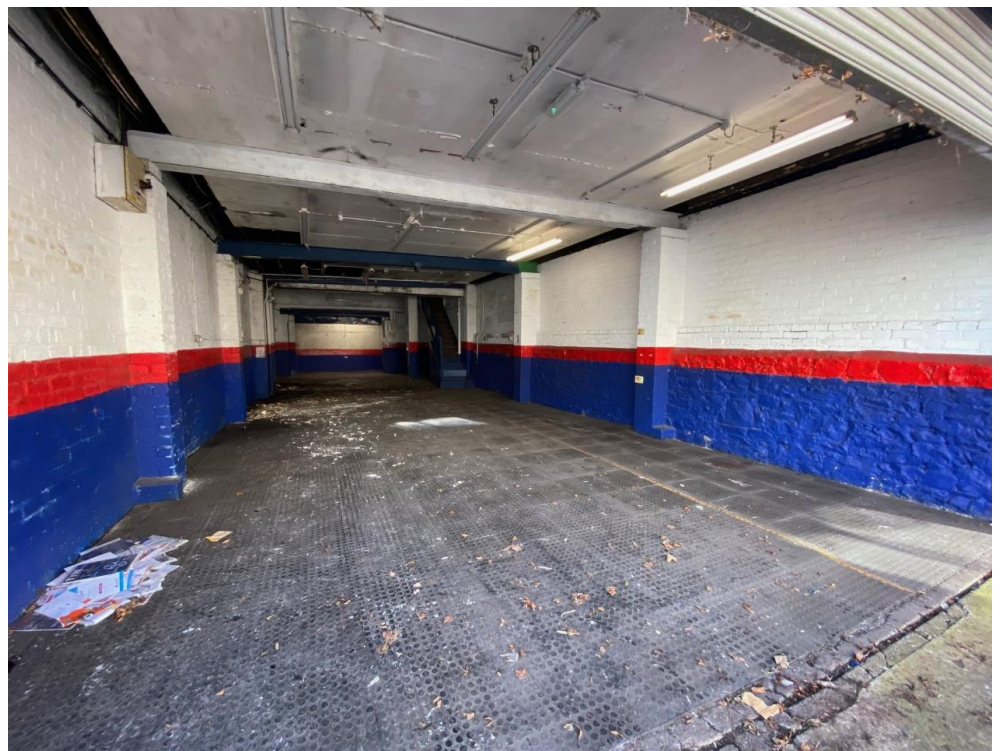
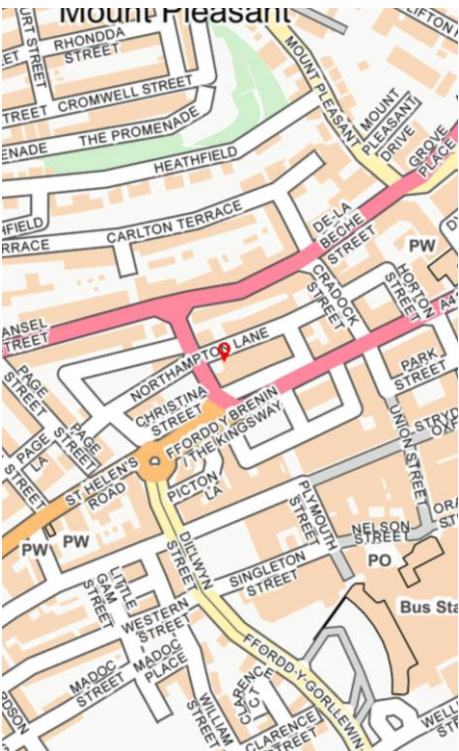
Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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