

UNITS 9, 10 & 11 SAMLET RETAIL PARK

SAMLET ROAD | LLANSAMLET | SWANSEA SA7 9AG



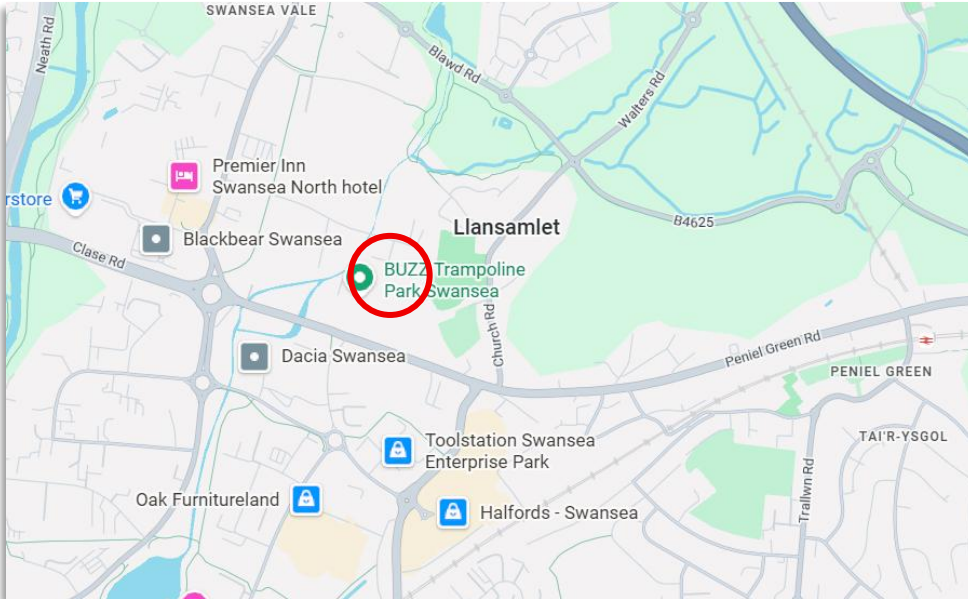
RETAIL TO LET

- PROMINENT ROADSIDE RETAIL PREMISES
- POTENTIAL FOR FORECOURT SALES AREA
- SUITABLE FOR ALL USES (STANC)
- CLOSE TO J44 AND 45 M4
- 593.6 SQ M (6,389 SQ FT)
- ASKING RENT £57,500 PAX

LOCATION

The property is prominently located fronting Samlet Road, which is a popular retail / trade centre destination, located in between Swansea Enterprise Park. The park is located to the north of Swansea City centre, with J44 and 45 of 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 the main feature front showroom of Samlet Retail Park. The building is of standard steel frame construction, clad to alloy sheeting to the roof and feature glazed elevations. A feature forecourt car parking exists to the front of the property, facing Samlet Road, with a separate loading entrance to the right-hand side of the building.

ACCOMMODATION

TOTAL:	593.6 SQ M	6,389 SQ FT
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RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office web site that the property has a rateable value of £73,500

UBR for Wales 2026/27 is 0.502p in the £

Interested parties are asked to verify this information by contacting the Local Rating Authority directly.

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 9LA

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 a new lease term.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is payable in relation to the shared maintenance of the external common areas of the estate. The landlord to continue to insure and recover the premium cost from the tenant.

ASKING RENT

£57,500 PAX

EPC

EPC: C

No: 8359-0284-4356-6012-0912

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.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

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May 2026

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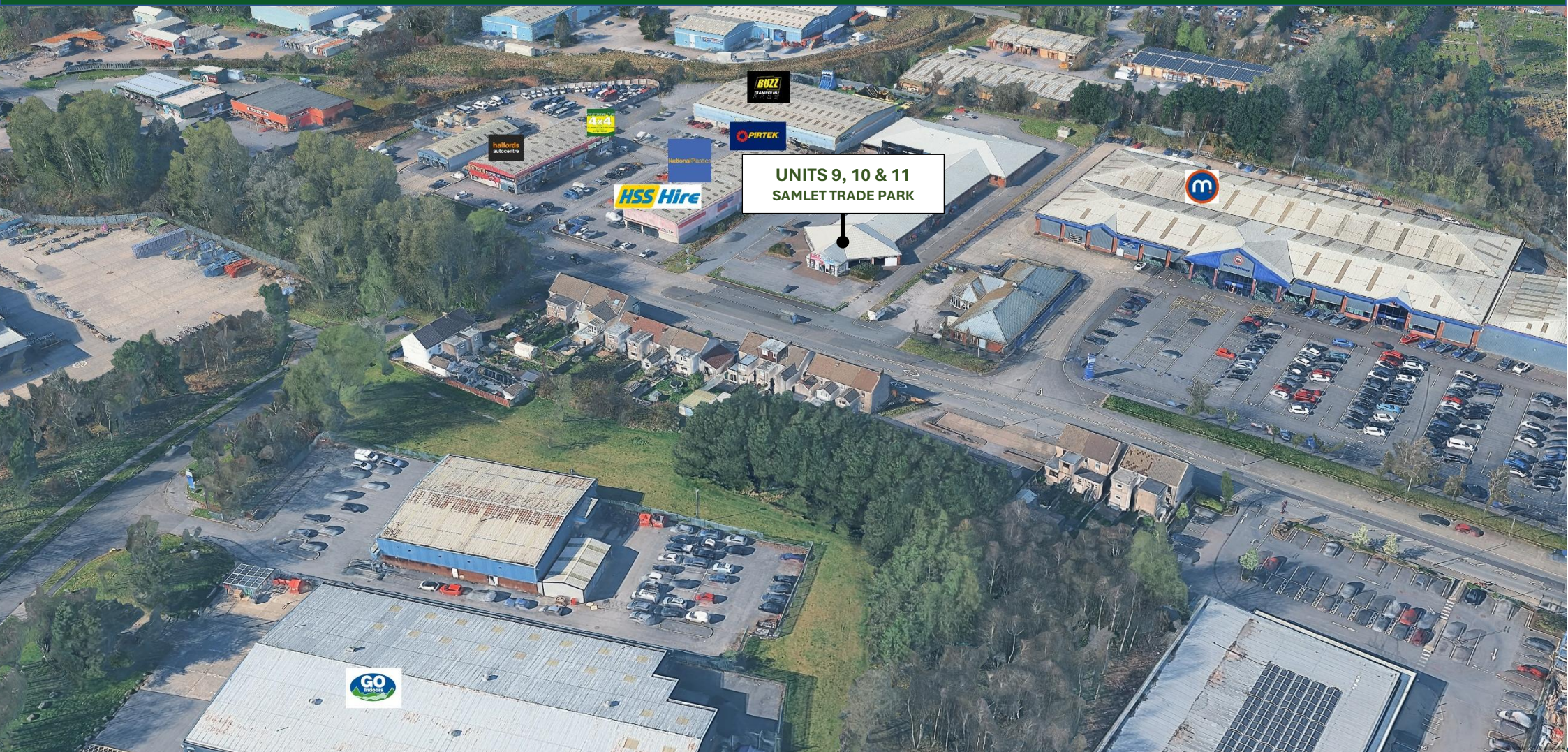
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