



01792 648809



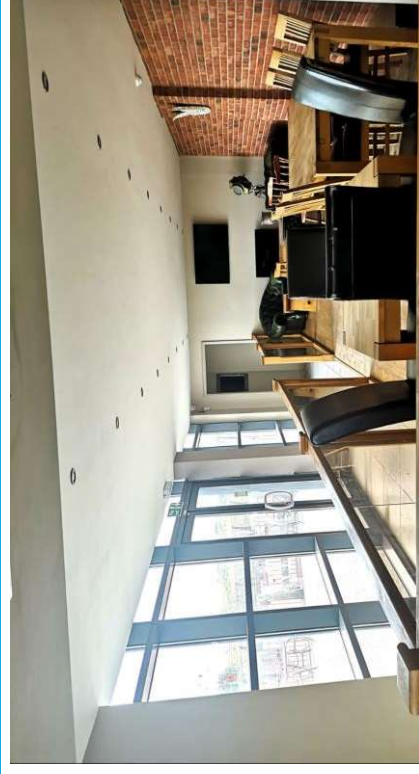
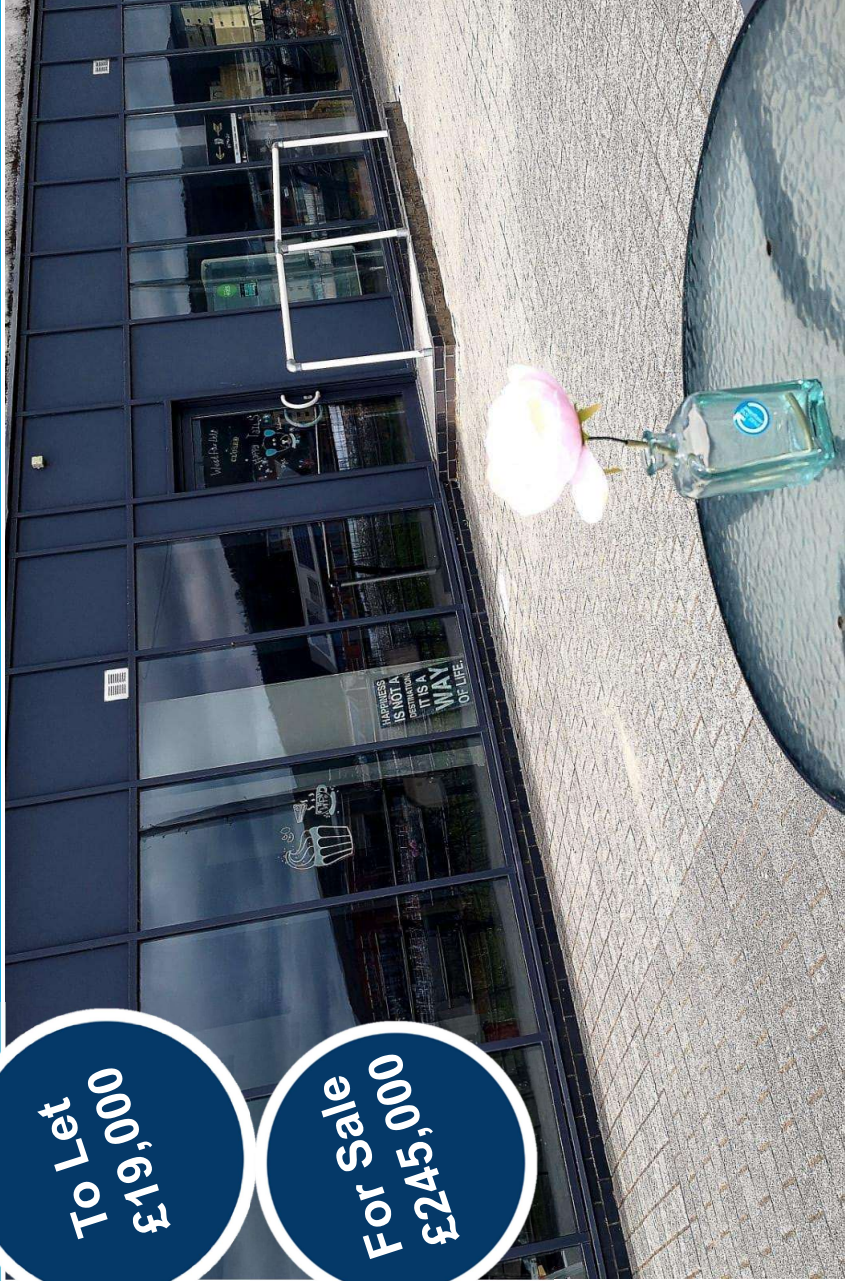
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Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS

To Let
£19,000

For Sale
£245,000



**Commercial Units Aurora
Swansea Point
Swansea
SA1 1FY**

- Ground floor retail accommodation within the high-quality Aurora residential tower (can be used as a shop, sandwich bar or as office space)
- Prominent and accessible Maritime Quarter location with frontage onto the promenade/walkway
- Overlooks the River Tawe, near the Tawe lock gates and the footbridge to the SA1 Waterfront Development. Net internal area: 134.1m² (1,443.1ft²) Can be let/sold as two separate units



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LOCATION

The premises are conveniently located within the Maritime Quarter and offer good frontage onto the promenade/walkway.

The extensive frontage overlooks the River Tawe and is near the Tawe lock gates and the footbridge to the SA1 Waterfront Development. This position also benefits from being a short walk away from the new University of Wales Trinity Saint David Waterfront Campus.

DESCRIPTION

The unit occupies a ground floor position in the luxury Aurora residential tower. The unit has fantastic waterside views and has the potential for outdoor seating. The unit is available with equipment in situ which will need to be discussed with any ingoing tenant. The accommodation originally comprised of two separate units and it could revert subject to client consideration. The unit is to be used as a shop, sandwich bar or as office space.

ACCOMMODATION

Description	m ²	ft ²
Unit 1	86.8	934
Unit 2	47.27	508
<u>Total</u>	<u>134</u>	<u>1443</u>

TENURE

TO LET: The unit is available on a new lease on terms to be negotiated. £19,000 p/a

FOR SALE: Long Leasehold interest is available to purchase for £245,000

SERVICE CHARGE

The ingoing tenant will be responsible for the service charge.

BUSINESS RATES

Rateable Value £TBC
 UBR for Wales 2020/21 53.5 p in the £

Interested parties are asked to verify this information by contacting the local authority.

VIEWING ARRANGEMENTS

ROWLAND JONES
 01792 648809
rowland@rj-cs.co.uk

EPC

Energy performance asset rating:
 TBC

VAT

All figures are exclusive of VAT where applicable

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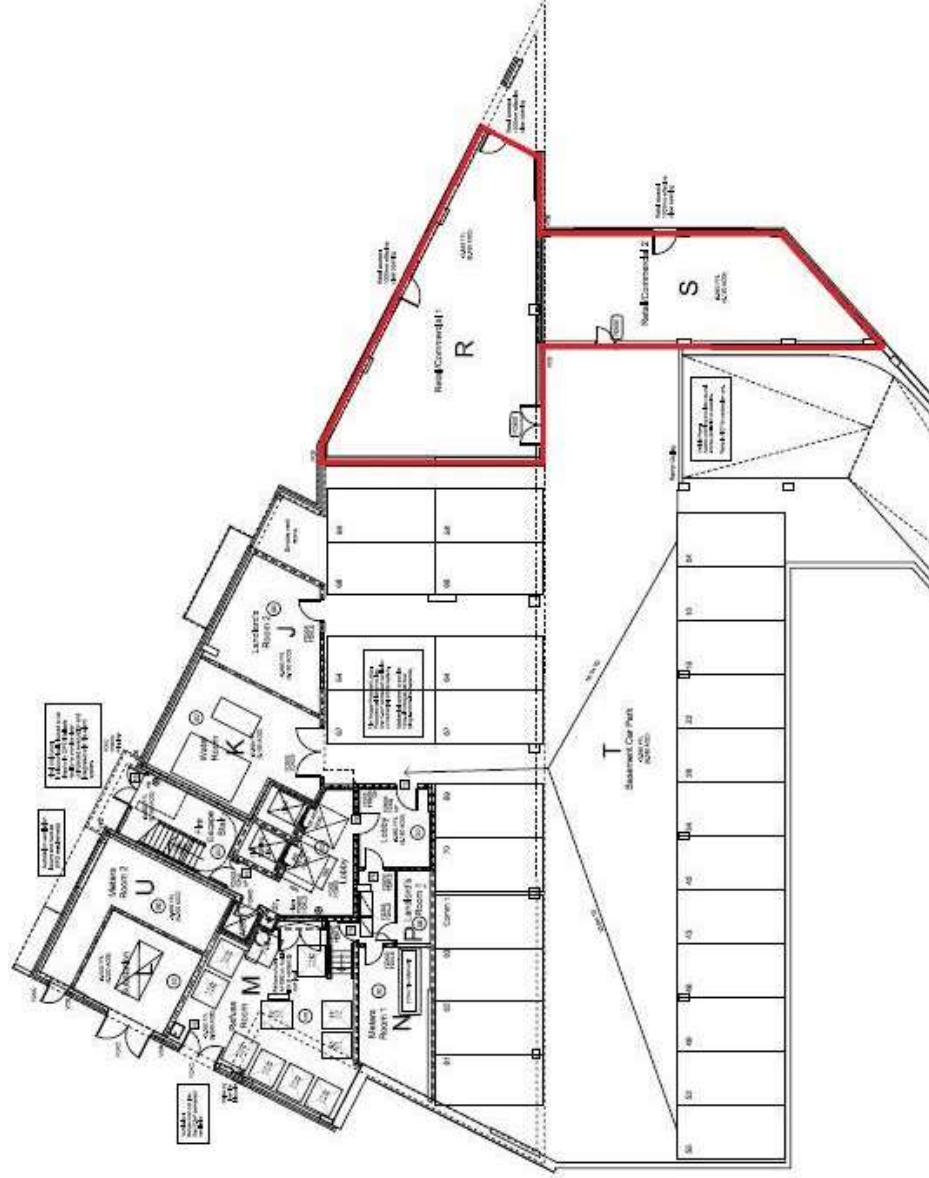


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PLAN



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LOCATION



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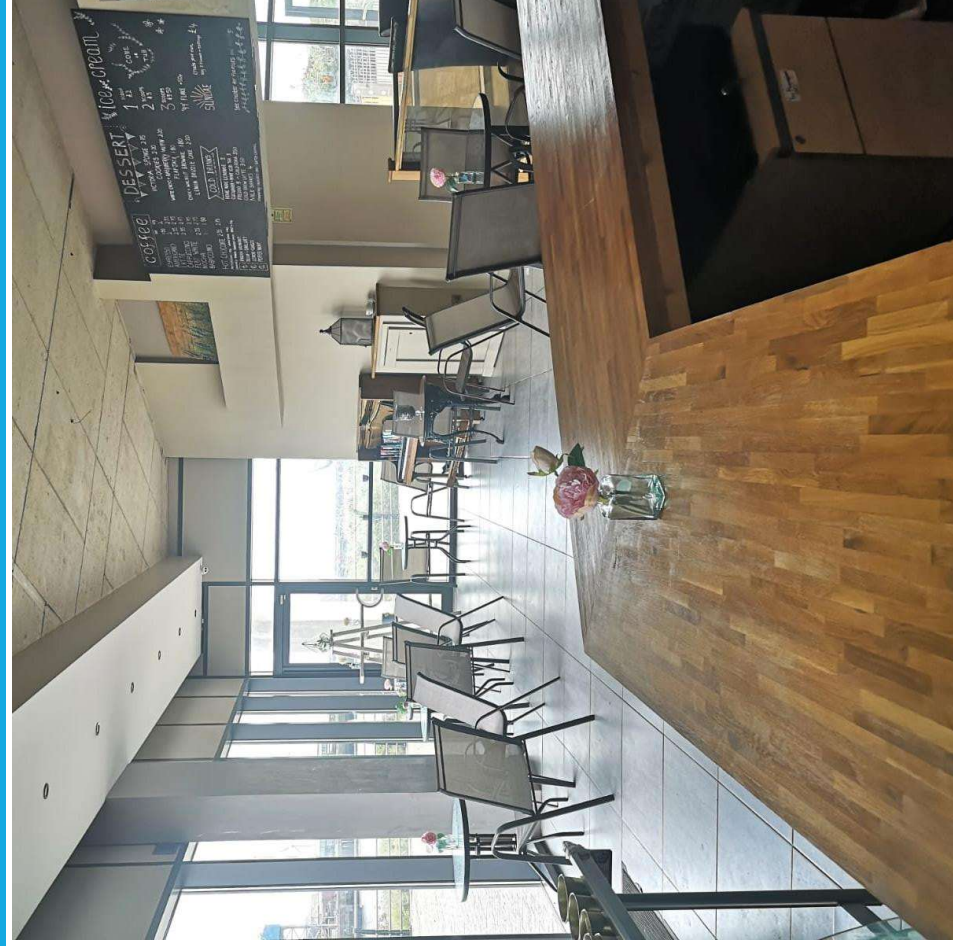
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