

TO LET

A3 RETAIL

8 Dillwyn Road, Sketty, Swansea,
SA2 9AE



- RETAIL UNIT WITH A3 PLANNING CONSENT
- PROMINENT MAIN ROAD POSITION ALONG MAIN INTERSECTION
- EDGE OF CITY CENTRE WITHIN POPULAR SUBURBAN AREA OF SKETTY
- ARRANGED OVER TWO STOREYS

OFFERS IN THE REGION OF
£13,500 PA

8 Dillwyn Road, Sketty, Swansea, SA2 9AE

LOCATION

The property fronts Dillwyn Road within the popular suburb of Sketty.

Sketty is located approximately 2 miles to the west of Swansea City Centre and is considered to be of a relatively sought after area within the surrounding Swansea catchment.

Dillwyn Road, which forms part of the main A4216 is also within the immediate vicinity of the main intersection along the A4118 (known as Sketty Cross), which is one of the main distribution roads, providing ease of access to the city centre and the immediate catchment area.

The immediate vicinity accommodates a mixture of established commercial uses such as general retailing, hot food takeaways, a small number of financial and professional services and licensed premises, together with a number of established national occupiers.

DESCRIPTION

The subject premises comprises a two-storey mid terraced investment opportunity, currently occupied for use as an Indian restaurant, situated along a prominent main road position within the popular urban district of Sketty, within ease of access to Swansea City Centre.

The premises accommodates a ground floor sales area of approximately 653 sq. ft., which is also supported by a commercial kitchen to the rear, while the first floor comprises additional storage and w.c. facilities. The subject premises also benefits from a small enclosed courtyard, which can be accessed off the ancillary accommodation to the rear.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area:	76.32 sq.m	(821.51 sq. ft.)
Sales Area:	58.73 sq.m	(632.16 sq. ft.)
Sales (ITZA):	43.58 sq.m	(469.09 sq. ft.)
Ancillary:	17.59 sq.m	(189.33 sq. ft.)
<i>comprising commercial kitchen area.</i>		

FIRST FLOOR

Net Internal Area:	32.08 sq.m	(345.32 sq. ft.)
Office:	20.59 sq.m	(221.63 sq. ft.)
<i>accessed off the internal stairwell from the main sales area.</i>		
Ladies and Gents W.C. Facilities		
Storage:	11.49 sq.m	(123.67 sq. ft.)
<i>accessed off the rear stairwell.</i>		

W.C. Facilities

RATES

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 a figures quoted are exclusive of VAT (if applicable).

TERMS & TENURE

Our client's interest is available by the way of a new effective Full Repairing and Insuring Lease (under terms to be negotiated).

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



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