

TO LET

A3 – RETAIL

23 Uplands Crescent, Uplands, Swansea,
SA2 0NY



- GROUND FLOOR RETAIL UNIT WITH PERMISSION FOR CAFÉ/ BAR/ RESTAURANT (A3 USE CLASS)
- NET INTERNAL AREA - 143.52 SQ.M (1,544.84 SQ. FT.)
- ESTABLISHED MIXED USE LOCATION WITHIN POPULAR URBAN DISTRICT OF UPLANDS
- PROMINENT POSITION WITHIN PRIME RETAIL AREA

OFFERS IN THE REGION OF
£25,000 PA

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LOCATION

The property is situated fronting Uplands Crescent in Swansea City Centre.

The property is situated in a prominent position in the busy local shopping area of the Uplands, which forms part of a parade of shops and established businesses serving the local residents and passing trade.

The Uplands is an established retail area approximately one mile from Swansea City Centre with a large residential population surrounding. Uplands is also considered to be a popular sought after residential and commercial location.

DESCRIPTION

The subject property comprises a self-contained ground floor retail unit, which was previously occupied for use as a banking premises (Use Class A2), situated within the sought after area and suburb of Uplands, along of the edge of Swansea City Centre.

We further advise that the premises has since been granted planning permission for the change of use to accommodate a café, bar or restaurant (A3 Use Class), comprising a more superior shop front incorporating bi-fold windows and a sales entrance, with additional external covers over the front elevation (Planning Ref: 2021/0596/FUL).

The main ground floor sales area also benefit from a gross sales depth of 18.47 metres, which is masked slightly by some load bearing walls. The main sales area is also supported by ancillary accommodation to the rear.

The unit is currently presented in a shell condition but Landlord's works will be undertaken to satisfy any proposed requirements (subject to contract).

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR		
Sales Area	98.01 sq.m	1,054.97 sq. ft.
Shop Depth	18.47m	60'7"
Internal Width	5.57m	18'10"
Sales (ITZA)	58.74 sq.m	632.27 sq. ft.
Customer W.C. Facilities	<i>yet to be installed</i>	
Ancillary	45.51 sq.m	489.86 sq. ft.

RATES

The Rateable Value in respect of the proposed ground floor retail unit has yet to be determined based on its permitted use and layout but we note that the subject premises comprises the following historic rating assessment.

The Rateable Value (2017) £11,000

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2022/23 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2023. Rates relief for small business with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

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 (if applicable).

TERMS & TENURE

The premises is available on 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

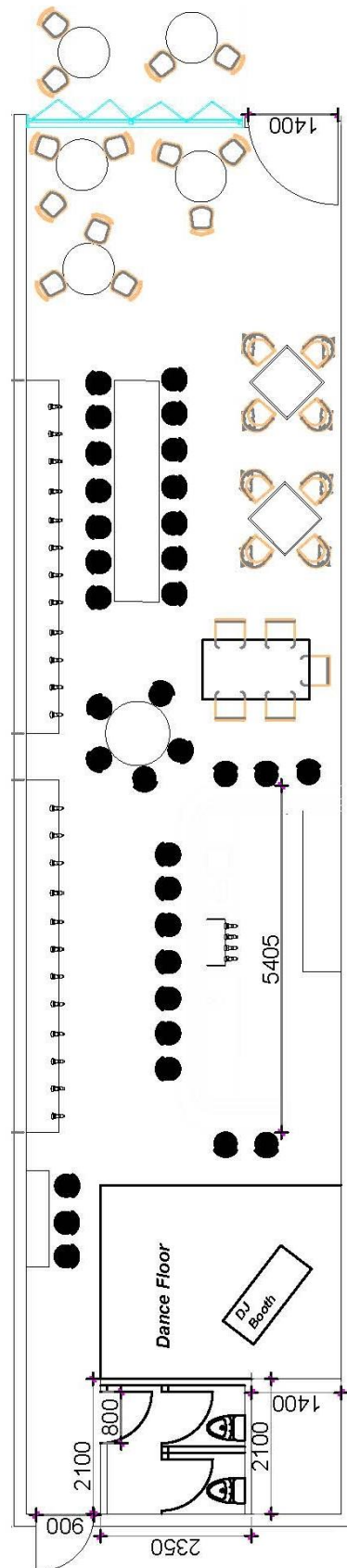
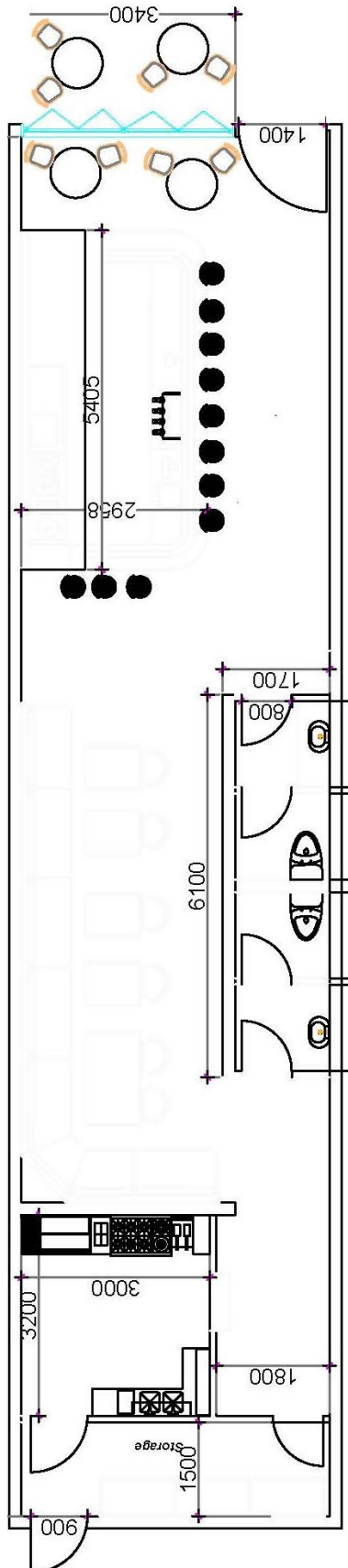
Email: commercial@astleys.net



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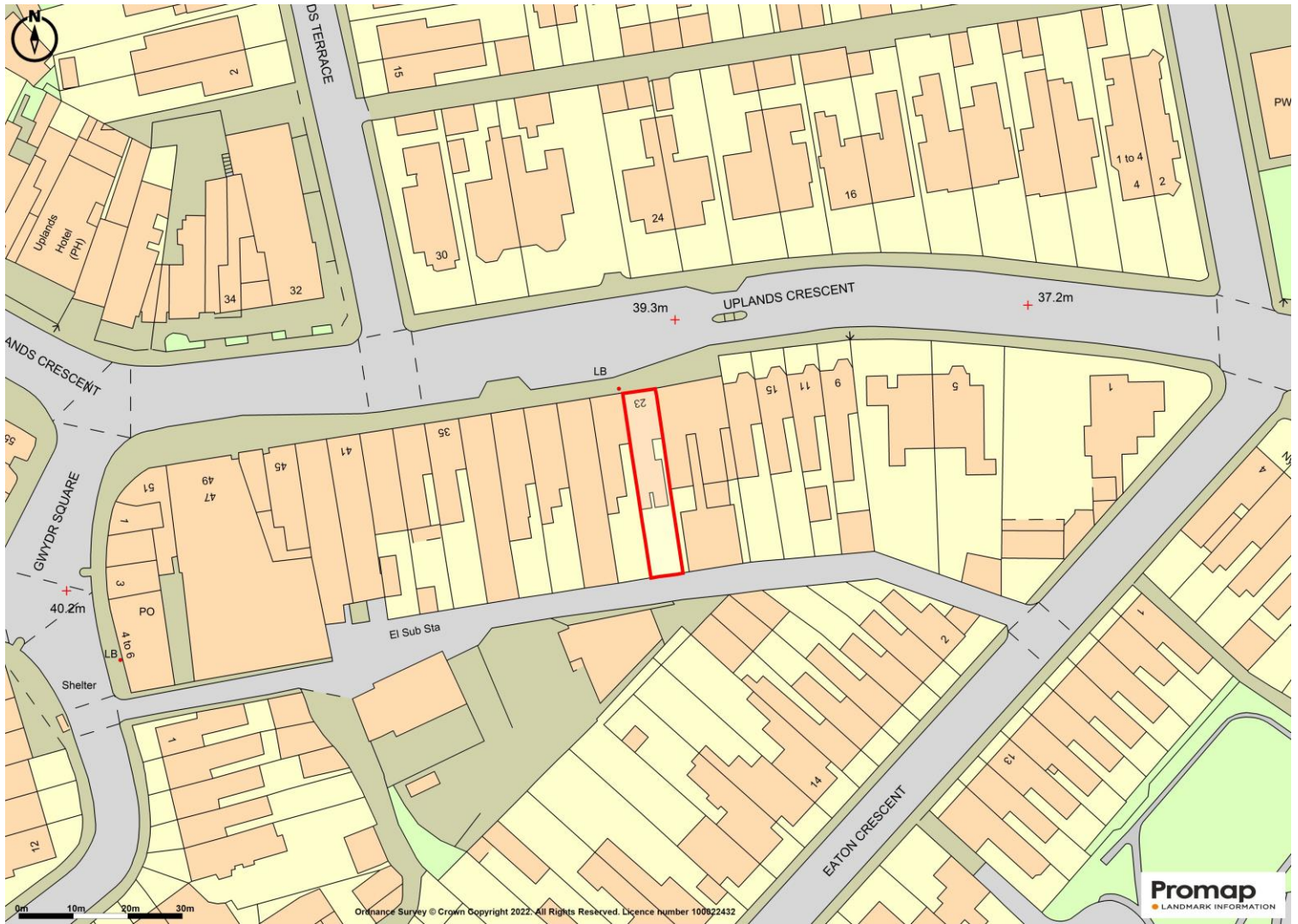
Indicative Concept Designs for Sales Area



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