

134 and 134a SAMLET ROAD

LLANSAMLET | SWANSEA | SA7 9AF

**HUNT &
THORNE**
CHARTERED SURVEYORS



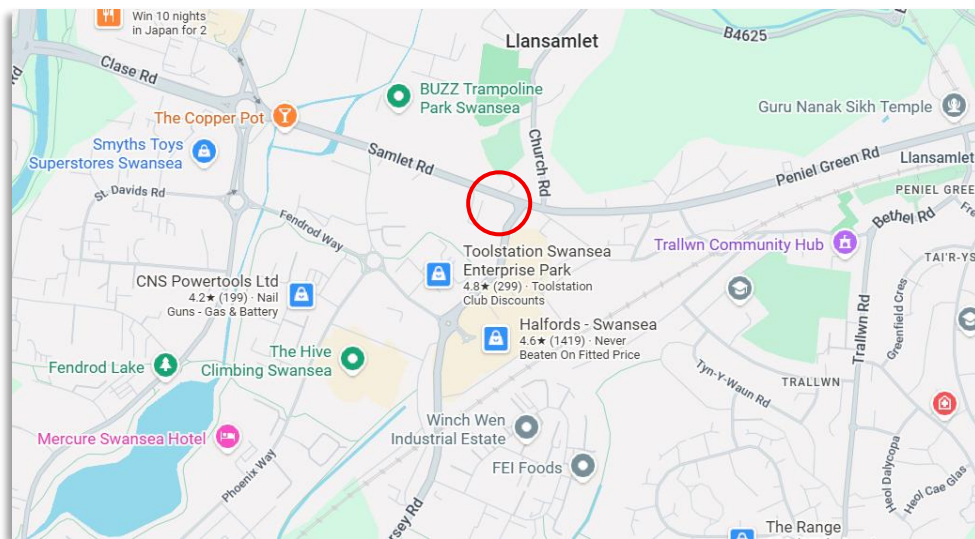
RETAIL TO LET

- HIGHLY PROMINENT A3 PREMISES
- TWO RETAIL AREAS
- FIRST FLOOR FLAT OR STORAGE
- REAR CAR PARKING AND STORE
- 122.57 SQ M (1,322 SQ FT)
- ASKING RENT £24,000 PAX

LOCATION

The property is located in a highly prominent visible location on the main Samlet Road intersection, linking the roads of Samlet Road, Church Road and Nantylffin Road, one of the main roads leading into the Swansea Enterprise Park, from J44 of the M4.

Prominent occupiers in the immediate area include Tescos, Aldi, Brandon Tool Hire and Motorpoint.



DESCRIPTION

A detached two storey property which comprises of two ground floor A3 retail areas, a first floor storage/flat, rear car parking and a detached storage unit.

ACCOMMODATION

134:		
Retail area	35.09 sq m	378 sq ft
Rear room	9.28 sq m	100 sq ft
Store	5.91 sq m	64 sq ft
134A:		
Retail area	17.15 sq m	185 sq ft
Kitchen	3.66 sq m	40 sq ft
First floor:		
Main room	19.98 sq m	215 sq ft
Small room	10.60 sq m	114 sq ft
Kitchen	5.97 sq m	65 sq ft
Rear store:	14.93 sq m	161 sq ft
TOTAL	122.57 sq m	1,322 sq ft

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.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £ TBA.

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

Interested parties are advised to verify this information.

RENTAL

£24,000 pax

BUILDING INSURANCE PREMIUM

The landlord to continue to insure and recover the premium cost from the tenant.

LEASE TERMS

The property is available on flexible lease terms.

EPC

To be provided.

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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07825 372503

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July 2026

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