

TO LET INCENTIVES AVAILABLE

**16-18
ST HELENS ROAD
SWANSEA**



LOCATION

The property occupies a highly prominent position fronting the busy St Helens Road on the fringe of Swansea city centre.

St Helen's Road comprises a mix of commercial users including a number of retail, restaurant and office occupiers.

DESCRIPTION

The subject premises comprise a new commercial unit within a new mixed use development by Swansea Housing Association which will also include 28 new flats.

It is understood that the current planning consent and also permitted uses include A1 (retail) and A3 (restaurant) and (public house). However prospective tenants are advised to make their own enquiries in relation to relevant planning department.

ACCOMMODATION

Arranged over ground floor only totalling 4,000 sq ft (371.60 sq m) though has the ability to be split into two separate units.

All areas are approximate and should be verified in due course.

Floor plans available upon request.

LEASE

Available by way of a new lease for a term to be agreed.

Rental offers are sought in the region of £40,000 per annum exclusive of rates and other outgoings.

RATES

We have been verbally informed by the Local Charging Authority that the premises are to be assessed.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through this office with sole agent:-

Dominic Tomlinson
Direct Dial: 020 7788 3814
e-mail: dominic.tomlinson@htc.uk.com

SUBJECT TO CONTRACT

Date: December 08

HartnellTaylorCook
LLP16/12/2008



50 metres

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