

'Vacant Retail Shop/Office'

Swansea District MS 366



Price
Leasehold: £7,000 per annum

Property:

A detached, mainly stone built property recently refurbished internally and externally.

The main shop area, with partition office (approx.340 sq ft) has a commercial quality laminated floor and suspended ceiling with integral lighting.

There are two spot lit display windows (double glazed) with a double glazed entrance door. A door off from the shop area leading to a small kitchen fitted with a stainless steel sink unit and wall cupboards. There is a fire exit from the kitchen to a side alley. A staff toilet is also accessed from the kitchen.

The property has the advantage of broad band and two telephone lines

The property is considered suitable for retail or office use.

Location: The property is very well positioned between the High Street and the main car park providing a high footfall. There are one hour parking bays outside the shop.

Tenure:

Leasehold	To be agreed
Rent:	£7,000 pa
Rates:	£1,000 per year

Viewing: This is a confidential sale. Please respect the vendor's wishes. To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on 01792 424411 let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the leasehold, fixtures and fittings and should be made to this office.