



RETAIL PREMISES TO LET

ST DAVID'S RETAIL PARK, SWANSEA, SA6 8QL

- 25,490 sq ft
- Approx. 200 car parking spaces
- Open A1 non-food Planning Consent, with few restrictions
- Prominent unit in Established Retail Location
- Estimated 89,000 people within 10 minute drivetime
- Suitable for Retail or Leisure uses
- Available as a whole, consideration will be given to subdivision



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DESCRIPTION

The unit is located on St Davids Retail Park adjacent to Smyths Toys who have extended its lease until 2036. Terms have been agreed for a Starbucks coffee unit, (subject to planning).

Fronting Valley Road, close to it's junction with A48 Samlett Road, the unit is less than 2 miles from J45 of the M6 Motorway and 3 miles north of Swansea City Centre.

LOCATION

The Enterprise Zone is a long established retail and leisure location, with nearby occupiers including: Tesco Extra, Asda, dfs, ScS, Wren Living, Halfords, B&M, Home Bargains and Go Outdoors.

TENURE

Leasehold. Details on request.

EPC

Available on request.

JOINT AGENTS

All viewings are strictly by prior appointment via the joint agents.

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