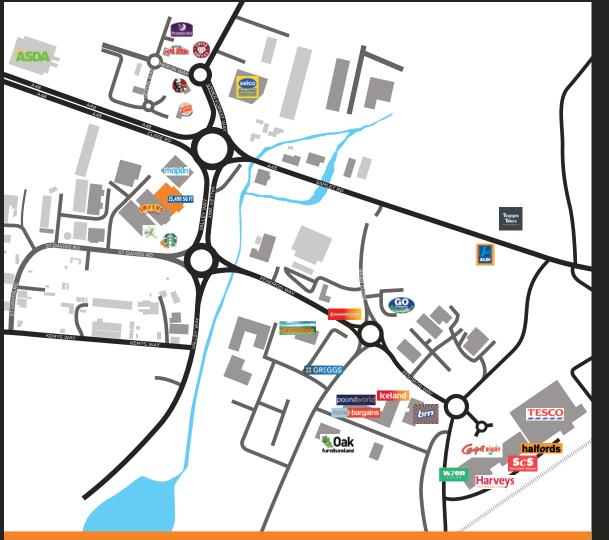


RETAIL PREMISES TO LET

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





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

MISREPRESENTATION ACT: Thompson Heaney and Calan for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Thompson Heaney cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Thompson Heaney has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) Thompson Heaney and Calan will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Designed by Barques, www.barques.co.uk. February 2017.

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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