

# TO LET

RETAIL UNIT WITH OFFICES ABOVE

5,742 Sqft (533.42 Sqm)



- > Busy secondary retail location
- > Opportunity to separate into smaller units
- > Flexible terms

11-13 Clase Road  
Morryston, Swansea  
SA6 8DY

Commercial Agency • Professional • Development • Investment • Valuation

## LOCATION

Swansea is the second largest city in Wales and has an urban population of approximately 230,000 and in excess of 300,000 living within 10 miles of the City Centre. The City enjoys excellent road, rail and air communications. These include the A118, A48 and A483, which lead from the M4 to the City Centre, Swansea Railway Station that is part of the Great Western Rail Network, and Swansea Airport.

Clase Road is situated in the suburb of Morriston north of the City Centre with the main street being Woodfield Street, which is a long established retail/commercial area. There are numerous local and national occupiers in the area which include Boots, New Look, Wilkinson and a number of estate agents and major banks within the vicinity.

## DESCRIPTION

The property is situated just off Woodfield Street and comprises a detached building providing ground floor and upper floor offices. Its recent use was as a retail furniture showroom on the ground floor with offices, kitchen and storage at first floor.

The ground floor is laid out mainly to an open plan format with large single glazed windows along the front and return frontage. There is strip lighting, carpet throughout and painted walls. The unit is alarmed and offers WC and staff room facilities on the ground floor.

## ACCOMMODATION

The property has been measured in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice (6<sup>th</sup> Edition) as follows:

DESCRIPTION	SQ M	SQ FT
<b>Ground Floor</b>		
Retail Unit	436.17	4,695
<b>First Floor</b>		
Office/Storage	97.25	1,047
<b>TOTAL AREA</b>	<b>533.42</b>	<b>5,742</b>

## LEASE TERMS

The premises are available by way of a new FRI lease for a term of years to be agreed.

Alternatively, the premises may be available split into two or three smaller units, further details on application.

## QUOTING RENT

On application.

## RATES

The VOA website states the property as "Shop & Premises" with a rateable value of £18,250, with the rates payable for 2009/2010 circa £8,924.25.

Interested parties should make their own enquiries to Swansea City Council to confirm the actual rates payable.

## VAT

To be confirmed.

## LEGAL COSTS

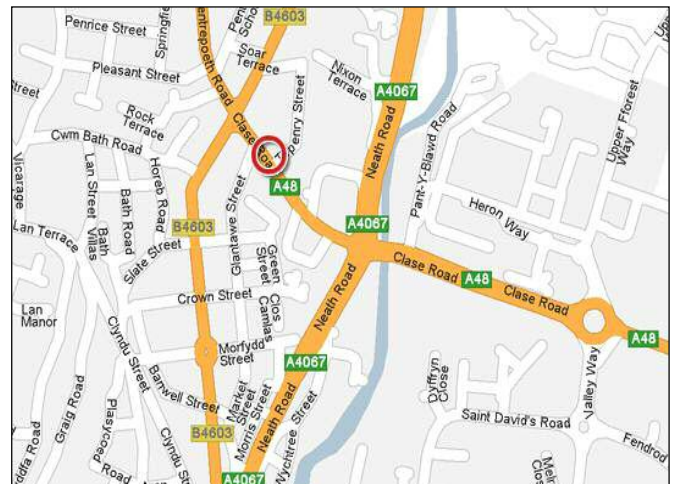
Each party to bear their own costs incurred in any transaction.

## VIEWING/FURTHER INFORMATION

Strictly by prior appointment with the sole agents. For further information, please contact;

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