

Sales Particulars



Vacant Premises Suitable for Offices/Small Manufacturing, Call centre etc.

Swansea City Centre Ref: MS 494



Price

Leasehold: £7,500 per year rent

Opportunity: The premises would suit offices, call centres, training centres, small manufacturing etc. The premises have previously been used and have existing local authority consent as a Children's Day Centre but would require refurbishment to be able revert to this use.

The property will require cosmetic work to bring it up to the necessary standard and therefore the vendor would be flexible with a rent reduction for a limited period depending on the length of the term agreed. The property has 3 phase electrical supply and mains gas is available.

Location: Located in the centre of Swansea close to shops and offices.



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80, Windsor Village, Port Talbot SA12 7EY Tel: 0333 1234 311

Email: enquiries@arrowproperty.co.uk

C B Archer trading as Arrow Business Sales

Premises: The property is located on the first floor accessed from the street via a door and stairs up. A second door leads into a reception room with a toilet and washroom to the left with a suspended ceiling. The plumbing is in place but the sinks, central heating boiler etc. will need to be replaced. The present set out is as follows:

Room 1 is approx. 550 sq.ft. with a suspended ceiling ,4 radiators, an emergency exit and a small tiles partially tiles room that could have been a previous kitchen.

Room 2 is approx. 500 sq.ft. with a toilet ,cupboard, under stairs cupboard and emergency exit.



Tenure:

Leasehold Term to be agreed (Long term available)

Rent: £7,500 per year

Rates: £72 per year under small business relief

Second Floor

There is an option to lease the second which would suit either additional commercial space or could be converted to a 3 bed flat. This floor would be available for a rent circa £6,000 per annum

Viewing: 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 **0333 1234 311** let us know when you would like to visit and we will make the arrangement.

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

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund the purchase of these types of businesses.

Disclaimer: Please Note: The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.



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