

# TO LET

A1 RETAIL

112 Woodfield Street, Morriston,  
Swansea, SA6 8AR



- GROUND FLOOR RETAIL UNIT/ LOCK UP SHOP
- NET INTERNAL AREA: 50.85 SQ.M (547.35 SQ. FT.)
- ESTABLISHED TRADING LOCATION WITHIN THE PRIMARY RETAIL AREA OF MORRISTON TOWN CENTRE
- PROMINENT POSITION WITH NET FRONTAGE OF 5.94M (19'6")

OFFERS IN THE REGION OF  
**£8,500 PA**

## LOCATION

Woodfield Street is the main/primary trading location in Morrison, which is an established urban district, approximately 3.5 miles north of Swansea City Centre. The character of the surrounding area is predominantly commercial in nature.

Neighbouring occupiers include **Savers, Specsavers, Subway** and **Greggs** as well as a number of local independent traders.

The Tawe Vale and Swansea Enterprise Park commercial developments are located close by and Junction 45 of the M4 motorway is approximately 1.5 miles to the north, via the A4067.

## DESCRIPTION

The subject property comprises a self-contained ground floor retail unit, which was previously occupied for use as a carpet store (A1 Use Class), situated along an established parade of similar commercial units, within the prime retail area of Woodfield Street within Morrison.

Internally, the subject premises accommodates the main sales area, which can be accessed directly off the main pedestrian walkway to the front via a standard sales display entrance, benefitting from a net frontage of 5.94m (19'5").

The main sales area is also supported by ancillary accommodation, located directly to the rear of the main sales area, comprising a small private office and staff w.c. facilities.

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

### GROUND FLOOR

**Sales Area:** 43.68 sq.m (470.17 sq. ft.)

**Net Frontage:** 5.94m (19'5")

**Shop Depth:** 7.18m (23'7")

**Sales (ITZA):** 40.40 sq.m (434.94 sq. ft.)

**Ancillary:** 7.17 sq.m (77.17 sq. ft.)  
*which briefly comprises the following.*

**Private Office:** 3.08m x 2.33m

Staff W.C. Facilities

## RATES

The subject property affords the following approximate dimensions and areas:

**Rateable Value (2026):** £6,900

The Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025-26 the multiplier will be 0.568.

Rates relief for small business with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

## TERMS & TENURE

Our client's interest is available by the way of a new effective full repairing and insuring Lease (under terms to be negotiated).

## VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**

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