



55 High Street, Clydach, Swansea, SA6 5LH

Double fronted retail unit occupying prominent main road position

Summary

Tenure	To Let
Available Size	1,453.14 sq ft / 135 sq m
Rent	£15,000 per annum
Service Charge	N/A
Rates Payable	£5,282.40 per annum
Rateable Value	£9,300
EPC Rating	B (32)

Key Points

- Prominent village location
- Double fronted retail area
- Good size basement storage
- Kitchen and w.c facilities

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Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (32)

Description

The property comprises a ground floor retail unit which was previously occupied as a cafe and restaurant.

Accommodation comprises a double fronted sales area, with an open play layout and integrated serving counter. The sales area is also supported by ancillary accommodation comprising of a preparation area, w.c facilities, store room and commercial kitchen area.

Location

The subject premises is located along the primary retail area and main thoroughfare, fronting High Street within the popular village of Clydach. Clydach is a village and a community in Swansea, within the Clydach ward and the Llangyfelach parish. It is located approximately 6 miles northeast of Swansea city centre. The M4 Motorway (J45) is approximately 1.5 miles away in a southerly direction.

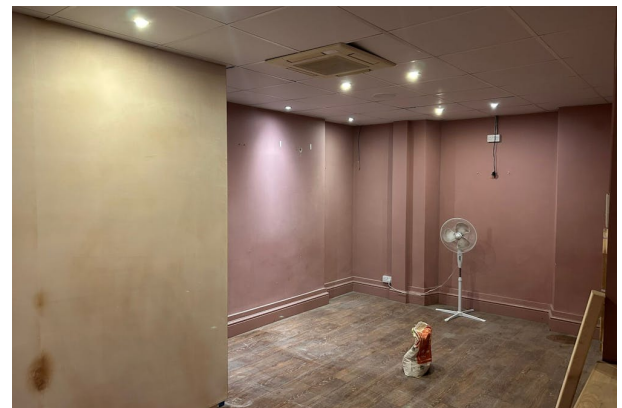
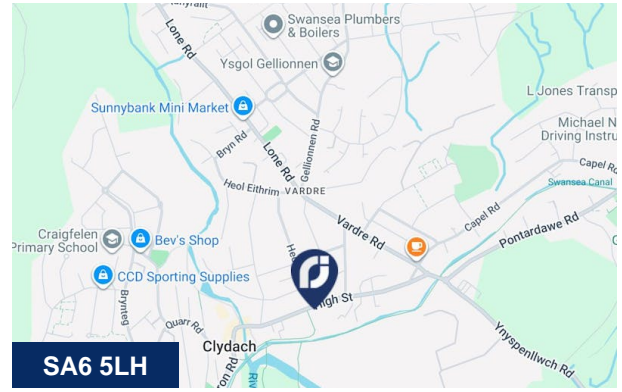
Accommodation

The accommodation comprises the following areas:

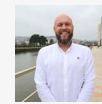
Name	sq ft	sq m
Ground - Retail Zone A	589.86	54.80
Ground - Retail Zone B	90.42	8.40
Ground - Internal Storage	257.26	23.90
Ground - Kitchen	128.09	11.90
Basement - Internal Storage	387.50	36
Total	1,453.13	135

Terms

Available by way of a new lease for a term of years to be agreed.



Viewing & Further Information



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