

UNIT 2 SOUTH QUAY

SWANSEA WATERFRONT | SWANSEA | SA1 8AH

**HUNT &
THORNE**

CHARTERED SURVEYORS



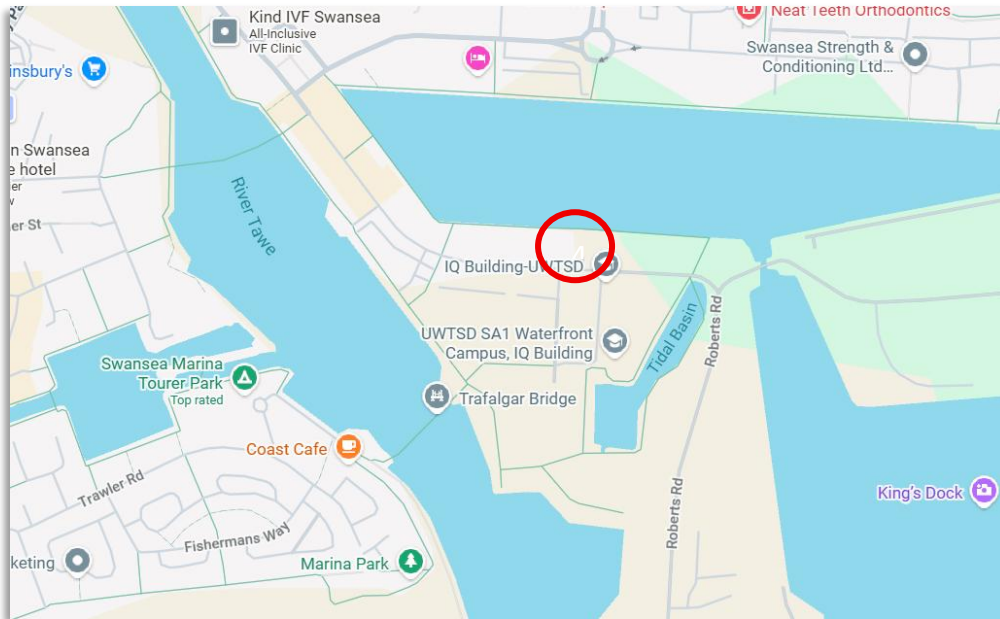
A3 PREMISES
TO LET/MAY SELL

- GROUND FLOOR STEEL FRAME UNIT
- PRIME A3 PITCH ON KING'S ROAD, SOUTH QUAY
- 139.35 SQ M (1500 SQ FT)
- ASKING RENT £15,000 PAX

LOCATION

The property is located within the South Quay development on King's Road; a prestigious mixed-use project being undertaken by Quest Property Ltd. This development is included in the regeneration of the former Prince of Wales Dock.

Swansea Waterfront is continually growing commercial and residential area. The development includes many large residential complexes and student accommodation. The property has specifically been developed to compliment and service the residential unit within the development and other residential and business occupiers in this expanding development.



DESCRIPTION

The property comprises a ground floor steel frame unit, fronting onto the Prince of Wales Dock. A large glass front unit with aluminium frames. Open plan with shell finish for bathroom/kitchenette. The unit will be completed to a shell finish and not shops front to be added.

ACCOMMODATION

Ground Floor:	139.35 Sq m	1,500 Sq ft
First Floor:	-	-
Total:	139.35 Sq m	1,500 Sq ft

RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £ TBA .

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are advised to verify this information.

PLANNING

We have been advised the property has A3 use. We recommend any applicant makes enquiries with the local authority.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House Castle Court Phoenix Way Swansea SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

TENURE

We have been informed that the property is held long leasehold for a term of 125 Years on a peppercorn ground rent.

LEASE TERMS

The property is available on new lease terms.

ASKING RENT

£15,000.

SERVICE CHARGE

A service charge will be payable in relation to the joint shared maintenance of the external part of the building. The current service charge is £1,638 per quarter.

LEGAL COSTS

The purchaser will be responsible for the landlord's reasonable legal and professional costs associated with the licence/consent to assign, estimated at approximately £6,000.

EPC

This property's current energy rating is C.
6947-3357-5504-9280-7851

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

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07825 372503

WILL HUNT

will@huntandthorne.com
07557 090164

March 2026

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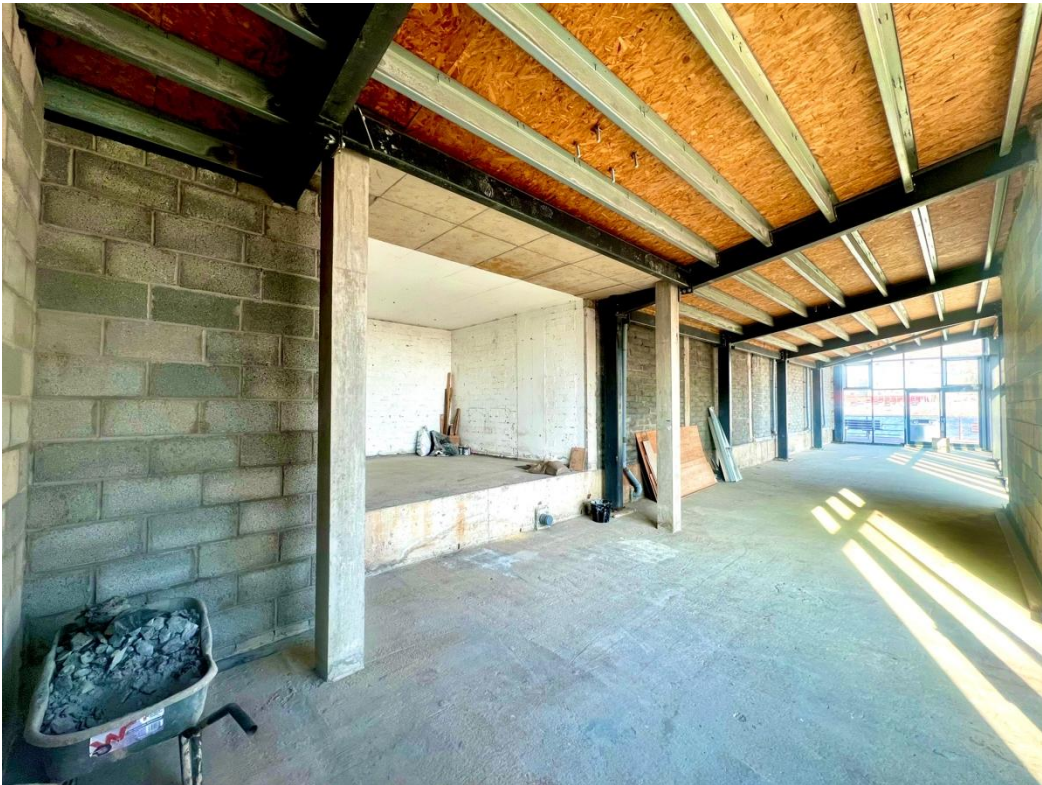
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