

# TO LET

RETAIL

20 High Street, Gorseinon, Swansea,  
SA4 4BX



- SELF-CONTAINED EXTENDED GROUND FLOOR RETAIL UNIT
- NET INTERNAL AREA – 100.70 SQ.M (1,083.93 SQ. FT.)
- SHOP DEPTH OF 12.31M WITH LARGE ANCILLARY AREA TO THE REAR
- PROMINENT POSITION ALONG EDGE OF PRIME RETAIL AREA OF GORSEINON TOWN CENTRE

OFFERS IN THE REGION OF  
**£9,000 PA**

## LOCATION

The subject premises is situated directly off High Street which is the prime retail area and main thoroughfare within Gorseinon town centre.

The immediate vicinity is occupied by a variety of mainly local businesses including retail, cafeterias, hairdressers and convenience stores, while established occupiers along the main high street include JD Wetherspoon, Lloyds Bank, Specsavers and Jenkins Bakery. Occupancy levels along High Street are generally good and Gorseinon appears to be a well supported community.

Gorseinon is located approximately 6.3 miles north-west of Swansea City Centre and is approximately 2 miles from junction 47 of the M4 motorway in an easterly direction.

## DESCRIPTION

The subject property comprises an extended self-contained ground floor retail unit, which is situated along a prominent main road position along the edge of the primary retail area of Gorseinon town centre.

The main sales area, which can be accessed off the main pedestrian walkway to the front via a standard sales display window benefits from a shop depth of approximately 12.31m, with a net frontage of approximately 3.99m. The main sales area is also supported by ancillary accommodation in the form of additional w.c. facilities and a large store area, which are situated directly to the rear.

An additional external steel container is also available to the rear, which is available upon separate negotiation. The rear container can also be accessed independently via a private lane over the southern boundary.

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

### GROUND FLOOR

<b>Net Internal Area:</b>	<b>100.70 sq.m</b>	<b>(1,083.93 sq. ft.)</b>
Sales Area:	49.78 sq.m	(535.83 sq. ft.)
Shop Depth:	12.31m (40'4")	
Internal Width (max):	4.87m (15'11")	
Ancillary:	50.92 sq.m	(548.10 sq. ft.)
	<i>which briefly comprises the following.</i>	
Store Area:	4.75m x 11.96m	
	<i>with door to.</i>	
Staff W.C. Facilities		

## RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

**Rateable Value (2023): £4,850**

From April 2018 the Welsh Government will 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 therefore advise that the subject premises is eligible for 100% small business rates relief, subject to satisfy the necessary criteria.**

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 (if applicable). Our client reserves the right to levy VAT on this proposed transaction.

## 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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