

# TO LET

A3 RETAIL

Ground Floor, York Chambers, York  
Street, Swansea, SA1 3LZ



- GROUND FLOOR RETAIL UNIT (PLUS BASEMENT) SUITABLE FOR RESTAURANT AND BAR (A3 USE CLASS)
- WITHIN THE IMMEDIATE PROXIMITY OF THE PRIMARY LEISURE QUARTER OF WIND STREET/ THE CITY GATES WITHIN SWANSEA CITY CENTRE
- NET INTERNAL AREA: 116.98 SQ.M (1,259.17 SQ. FT.) OVER THE GROUND FLOOR
- EXTERNAL COURTYARD TO REAR WITH POTENTIAL FOR EXTERNAL COVERS (SUBJECT TO OBTAINING THE NECESSARY STATUTORY CONSENTS)

OFFERS IN THE REGION OF  
**£25,000 PA**

# Ground Floor, York Chambers, York Street, Swansea, SA1 3LZ

## LOCATION

The subject premises is centrally located along York Street, within Swansea City Centre and within the immediate proximity of the established leisure quarter, known as The City Gates. The 'eating-out zone' situated along the junction of Victoria Road, York Street and Wind Street has recently been refurbished to create a more continental-style environment with new external lighting, outdoor seating and attractive street furniture.

The property is also situated directly off the entrance to the large multi-storey NCP Car Park, providing a total of 251 car parking spaces. Additional amenities within close proximity include Vue Cinema, Swansea Waterfront Museum and LC2. We also advise that the recent constructed £200m Swansea Central Scheme (Phase 1) is less than 500 metres from the subject premises, along Oystermouth Road to the west, which includes the 3,500-seater Swansea Building Society Arena and coastal park together with a large number of modern high rise apartments.

The neighbouring properties within close proximity include a number of established retail and leisure facilities such as **Wingstop**, **Slim Chickens**, **Vue Cinema** and **Travelodge**.

## DESCRIPTION

The premises comprises a self-contained ground floor retail unit, located within close proximity to the popular leisure quarter of The City Gates and Wind Street.

The retail unit comprises a fully fitted licenced restaurant and bar, which affords various free-standing seating for approximately 40 covers and an integrated bar area over the front section. Additional customer w.c facilities, a preparation room/ former catering kitchen and various store area are also located to the rear.

The main ground floor accommodation also benefits from an additional basement area, which can be accessed to the rear of the main preparation area, comprising a private office and a plant room.

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

### GROUND FLOOR

**Net Internal Area: 116.98 sq.m (1,259.17 sq. ft.)**

Sales Area: 87.97 sq.m (946.90 sq. ft.)

Shop Depth: 15.21m (49'11")

Internal Width: 7.40m (24'3")

W.C. Facilities

*comprising separate ladies and gents w.c. facilities*

**Ancillary: 29.01 sq.m (312.26 sq. ft.)**

*Partitioned in part to accommodate an additional preparation room (former catering kitchen) and storage area to the rear.*

### BASEMENT

**Net Internal Area: 10.03 sq.m (107.96 sq. ft.)**

Office: 3.49 sq.m (37.56 sq. ft.)

Boiler Room: 6.54 sq.m (70.39 sq. ft.)

## RATES

The subject property affords the following approximate dimensions and areas:

**Rateable Value (2026): £21,750**

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

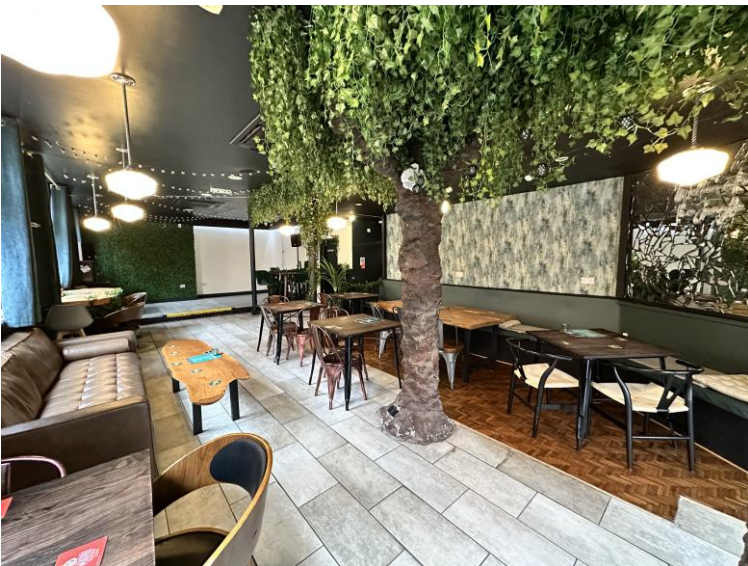
By appointment with Sole Agents:

**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

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

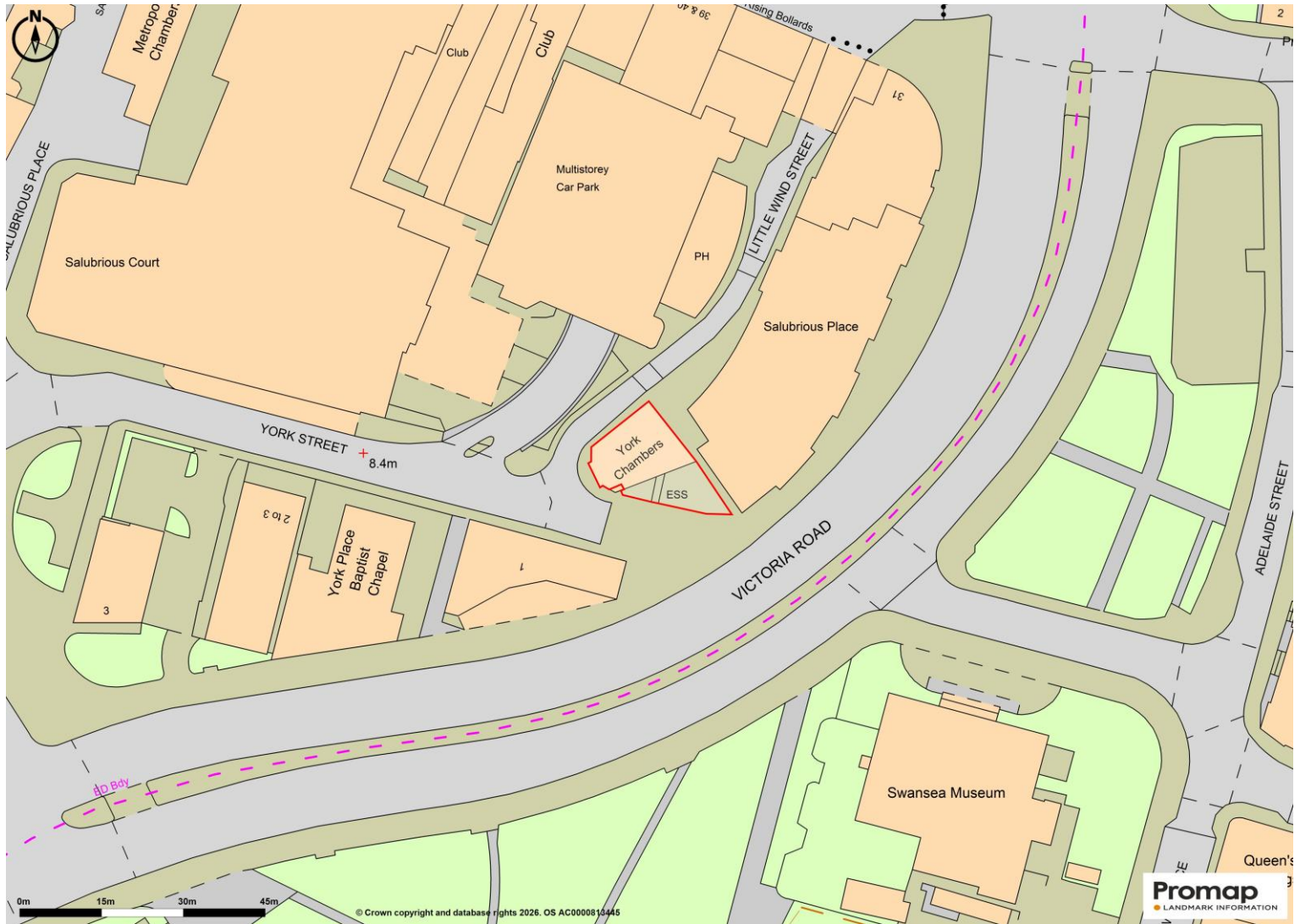
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