

OPEN A1 RETAIL UNIT

LION WAY RETAIL PARK SWANSEA

TO LET

6,150-9,430 SQ FT



A1 UNIT TO LET

LION WAY RETAIL PARK BENEFITS FROM AN OPEN A1 FOOD/NON-FOOD PLANNING PERMISSION

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Location

The subject property is situated on Swansea Enterprise Park which is located approximately 3 miles to the North East of Swansea City Centre. The Enterprise Park can be accessed via the M4 motorway from Junctions 44 & 45. Surrounding occupiers include Farmfoods, Instore, Greggs, Carpetright, Halfords, Focus, Comet, Tesco Extra, Floor My Home, PC World and Currys, as well as a number of other good national and local operators and retailers. The property is located off Phoenix Way, on the busy Lion Way Retail Park. Phoenix Way is one of the main arterial routes through the Enterprise Park.

Description

The property comprises a good quality retail warehouse premises with ample forecourt and car parking areas. Internally the property benefits from a substantial mezzanine floor area which has been provided to a good quality with excellent retailing potential. The retail park benefits from planning permission for reconfiguration of the existing car park, as shown above, to include lighting, landscaping and improved loading. The car park will provide 103 spaces and a ratio of 1:290 sq ft. Further information is available on request.

Rental

The property is available at a rent of £86,000 per annum.

Lease Terms

The property is available on a new Full Repairing and Insuring lease, for a term to be agreed.

Viewing

Viewing strictly by prior appointment with the joint agents.

Accommodation

Dimensions	M	Ft
Ground Floor	571	6,150
First Floor	305	3,280
TOTAL	876	9,430



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