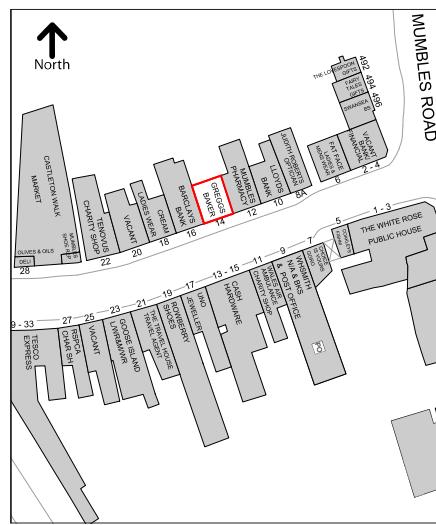


## TO LET – GROUND FLOOR RETAIL UNIT



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14 NEWTON ROAD  
MUMBLES  
SWANSEA  
SA3 4AU



## Location

The property is situated in the main retail pitch of Newton Road in Mumbles. Mumbles is located four miles south west of Swansea city centre and is an affluent district which sees many tourists throughout the year due to the nearby beaches and its tourist hotspots such as Mumbles Pier and Oystermouth Castle. Mumbles is the gateway to the Gower, the first Area of Outstanding Natural Beauty to be designated in the UK. The property sits 40m from the junction of Newton Road and Mumbles Road, the main arterial route from Swansea city centre to Mumbles. There is a good mix of independent and national retailers along Newton Road including Marks & Spencers, Lloyds, Co-operative Food, WH Smith and Tesco Express.

## Description

The property comprises a ground floor retail unit with glazed frontage and recessed access doors under a canopy that extends along the north side of Newton Road. Internally the unit comprises a generous sales area that is regular in shape, leading to a storage area, an office and WC's. The property benefits from external storage and additional access at the rear.

## Floor area

Ground floor Sales	552 sq ft
Ground Floor Ancillary	76 sq ft
External rear store	76 sq ft

## Tenure

Available to let on a new lease on terms to be negotiated.

## Rating

Rateable Value: £18,000  
Rates payable 2019/2020: £9,468

## Rent

Rent on application.

Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that: -

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
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The statement does not affect any potential liability under the Property Misdescription Act 1991. Particulars issued April 2020.

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## Viewing

Strictly by appointment through sole agents, Gerald Eve LLP.

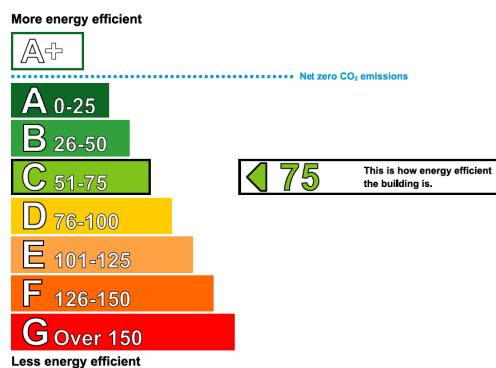
## Legal costs

Each party to bear their own costs in the transaction.

## VAT

The property is exempt from VAT and therefore VAT will not be payable on rent and service charge payments.

## EPC



## Contact

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