

RETAIL OPPORTUNITY

**16 Newton Road
The Mumbles
SA2 4AU**

TO LET

LOCATION

The Mumbles is a popular tourist area located approximately 4 miles from Swansea City Centre. It features a diverse mix of local businesses, including bars, coffee shops, and boutiques, alongside national retailers. Notable occupiers in the immediate vicinity include Marks and Spencer Food, Sea Salt, Joules, Loungers, Fat Face, White Stuff, Mountain Warehouse, Specsavers and Peacocks.

ACCOMMODATION

The premises ground first and basement providing the following areas and dimensions following a full refurbishment:-

Ground Floor	91.4 sq m	1,146 sq ft
1st Floor	15.8 sq m	676 sq ft
2nd Floor	5.0 sq m	601 sq ft

TENURE

The premises are available by way of a new lease on terms to be agreed. Rent of £32,000 per annum.

EPC

The premises has an Energy Performance Rating to be confirmed post refurbishment.



BUSINESS RATES

Rateable Value	£22,250
UBR (2023/2024)	0.555
Rates Payable	£12,248 pa (Estimate)

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

All viewings are strictly by prior appointment with Calan Retail:

Nick Golunski

D 07786 865418

E nick.golunski@calanretail.co.uk

SUBJECT TO CONTRACT & VACANT POSSESSION

Mumbles

