

TO LET

A3 RETAIL

54 Uplands Crescent, Uplands, Swansea,
SA2 0PG



- GROUND FLOOR RETAIL UNIT
- NET INTERNAL AREA: 57.05 SQ.M (614.18 SQ. FT.)
- PROMINENT POSITION ALONG BUSY INTERSECTION
- WITHIN AN ESTABLISHED PARADE OF RETAIL UNITS ALONG UPLANDS SHOPPING DISTRICT

OFFERS IN THE REGION OF
£16,000 PA

54-56 Uplands Crescent, Uplands, Swansea, SA2 0PG

LOCATION

The property is situated fronting Uplands Crescent in Swansea City Centre.

The property is situated in a prominent position in the busy local shopping area of the Uplands, which forms part of a parade of shops and established businesses serving the local residents and passing trade.

Established occupiers within the immediate vicinity include **Tesco, KFC, Boots** and **Subway** (situated adjacent).

The Uplands is an established retail area approximately one mile from Swansea City Centre with a large residential population surrounding. Uplands is also considered to be a popular sought after residential and commercial location.

DESCRIPTION

The subject premises comprises a ground floor retail unit situated within an established parade in the popular Uplands district of Swansea.

The retail unit provides an open plan sales area, accessed directly from the main pedestrian thoroughfare via a glazed display window unit, with a net frontage of approximately 4.33m and a shop depth of approximately 10.31m.

The unit is currently presented in shell condition, offering an incoming occupier flexibility in fit-out to suit their specific requirements.

We understand the premises was previously configured to provide a sales area to the front, with customer w.c. facilities located to the rear. However, no toilet facilities are currently installed.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area:	57.05 sq.m	(614.18 sq. ft.)
Sales Area:	50.25 sq.m	(540.89 sq. ft.)
Shop Depth:	10.31m (33'10")	
Net Frontage:	4.33m (14'3")	
Ancillary:	6.81 sq.m	(73.30 sq. ft.)

RATES

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

Rateable Value (2023): £10,500

From 1st April 2026, there are three multipliers which may apply to a property in Wales. The provisional multipliers announced for 2026-27 are as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.
- A standard multiplier of 0.502, applicable to most other properties.
- A higher multiplier of 0.515, applicable to properties with a rateable value above £100,000.

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.

VAT

Please be advised that all figures quoted are exclusive of VAT (if applicable).

TERMS & TENURE

The premises is available on a new effective full repairing and insuring occupational lease (under terms to be negotiated).

The premises has proposed to be let in its current "as seen" condition and prospective Tenants should note that certain refurbishment works, including the installation of w.c. facilities, are required. It is anticipated that such works will be undertaken by the incoming Tenant at their own cost and responsibility, subject to any necessary statutory consents and Landlord approval where applicable. Interested parties are advised to satisfy themselves as to the extent of works required prior to entering into any agreement.

VIEWING

By appointment with Joint Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

Energy performance certificate (EPC)

54-56 Uplands Crescent Uplands SWANSEA SA2 0PG	Energy rating C	Valid until: 27 June 2031 Certificate number: 6490-6806-0371-6192-1122
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Property type	A1/A2 Retail and Financial/Professional services
Total floor area	60 square metres

Rules on letting this property

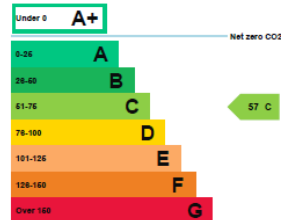
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

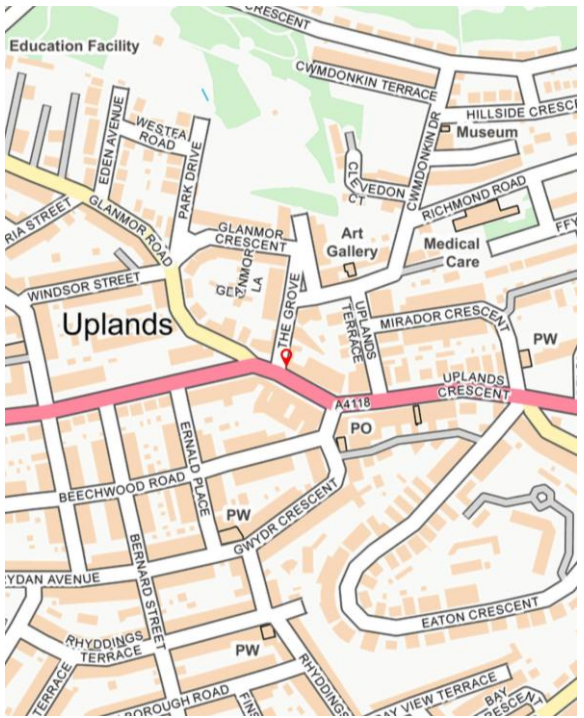


How this property compares to others

Properties similar to this one could have ratings:

If newly built	22 A
If typical of the existing stock	73 C

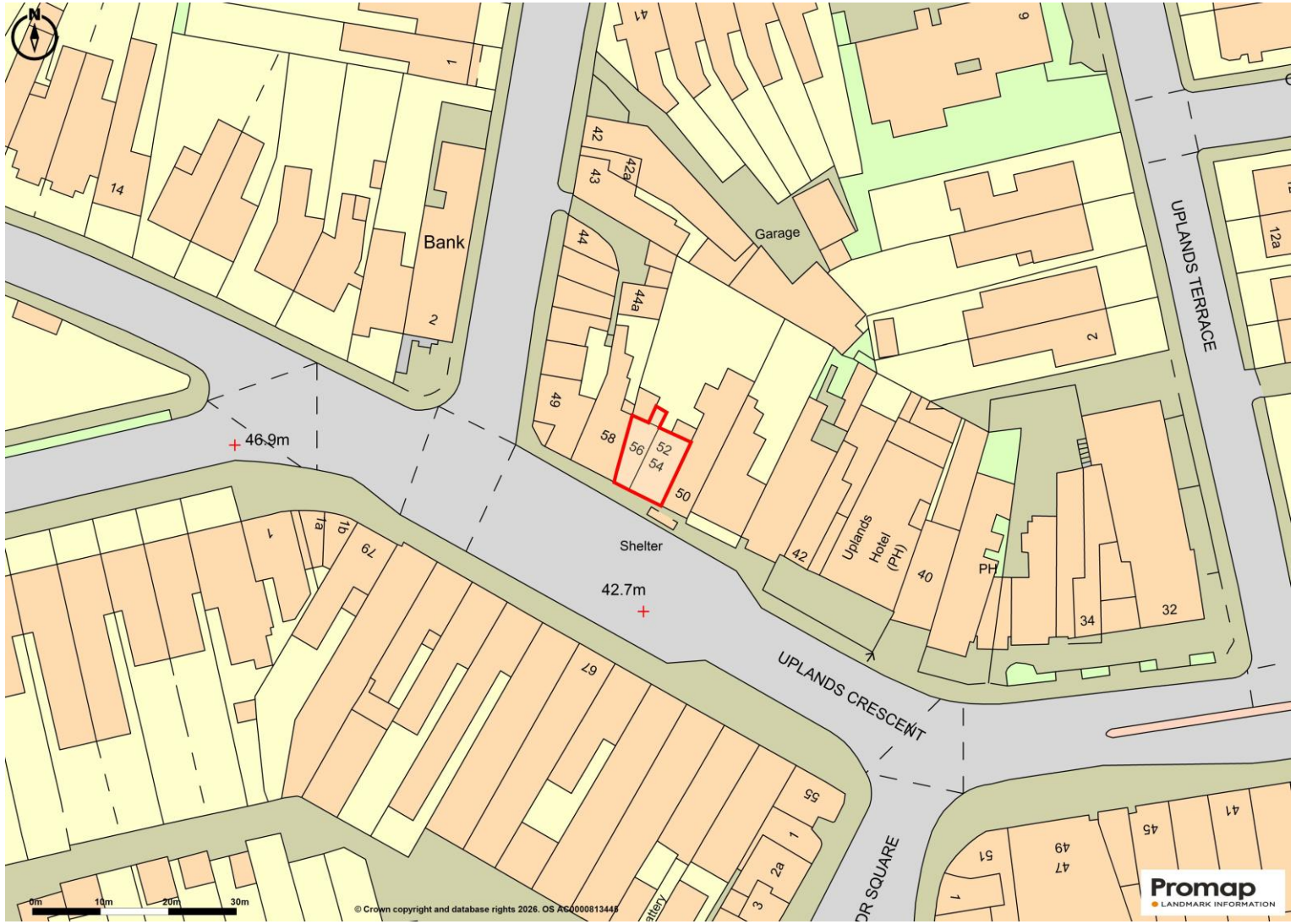
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