


Units 1, 2 & 3, Hyb SA4 Centre, St Teilo Street, Pontardulais, Swansea, SA4 8ST

TO LET

A1, A2 A3 & D1 USE CLASS (SUBJECT TO APPROVAL)

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- THREE SELF-CONTAINED GROUND FLOOR COMMERCIAL UNITS SUITABLE FOR A RANGE OF USES (SUBJECT TO APPROVAL)
 - FORMING PART OF A RECENTLY REFURBISHED DEVELOPMENT SCHEME WITHIN PONTARDULAIS TOWN CENTRE
 - UNITS RANGING FROM 75.00 SQ.M (807.30 SQ. FT.) TO 140.00 SQ.M (1,506.95 SQ. FT.)
 - UNITS BENEFIT FROM SHARED PARKING SPACES TO FRONT TO SERVICE CUSTOMERS



QUOTING RENTS FROM
£11,500 PA

Unit 1, 2 & 3, Hyb SA4 Centre, St Teilo Street, Pontardulais, Swansea, SA4 8ST

LOCATION

Pontardulais is predominantly a residential suburb situated approximately 9 miles northwest of Swansea City Centre and within close proximity of Junction 48 of the M4 Motorway, approximately 1 mile away in a westerly direction.

The subject premises is situated along an easily accessible location within the established high street location of St Teilo Street.

A number of established local retailers are also located within close proximity to the subject premises.

DESCRIPTION

The subject premises comprises a proposed new retail scheme, which forms part of a multi-disciplinary health and wellbeing hub, securing the benefits of co-location for community and outreach services, alongside primary care, health education, teaching and training and supporting patient self-help.

The retail development will extend to approximately 315 sq.m (3,390 sq. ft.) in total, which will be subdivided to accommodate 3 no. self-contained ground floor retail units ranging from **75 sq.m (807.30 sq. ft.) to 140 sq.m (1,506.96 sq. ft.)** with practical completion expected in Summer 2026.

The scheme will include the installation of new glazed shopfronts to each retail unit.

Internally, the proposed units will comprise an open plan layout, to be presented in a shell form, which will allow specific internal fit out to be undertaken to suit the configuration requirements of the proposed occupier.

ACCOMMODATION

The subject property affords the following approximate areas:

DESCRIPTION	SQ.M	SQ. FT.	QUOTING RENT	AVAILABILITY
Unit 1	100	1,076.39	£15,500 pa (exclusive)	Available
Unit 2	75	807.29	£11,500 pa (exclusive)	Available
Unit 3	140	1,506.95	£21,500 pa (exclusive)	Available



RATES

The subject property has yet to be rated.

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

VAT will be applicable to this transaction. All figures quoted are exclusive of VAT.

TERMS & TENURE

The individual units are available on new full repairing and insuring leases (under terms to be negotiated).

The proposed leases will also be subject to a service charge levy for general maintenance and upkeep of the communal areas and external repairs.

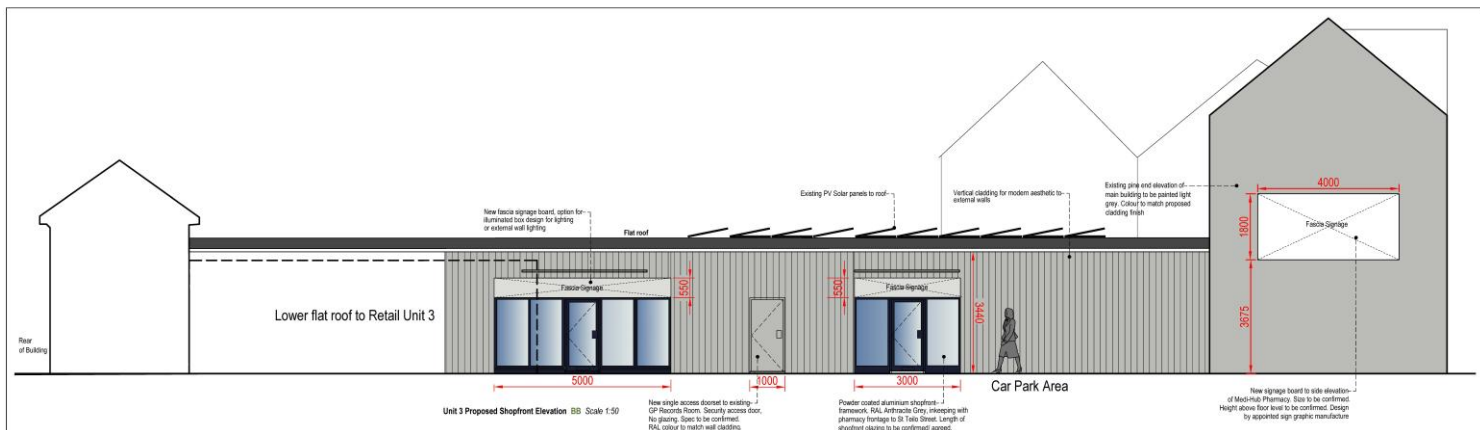
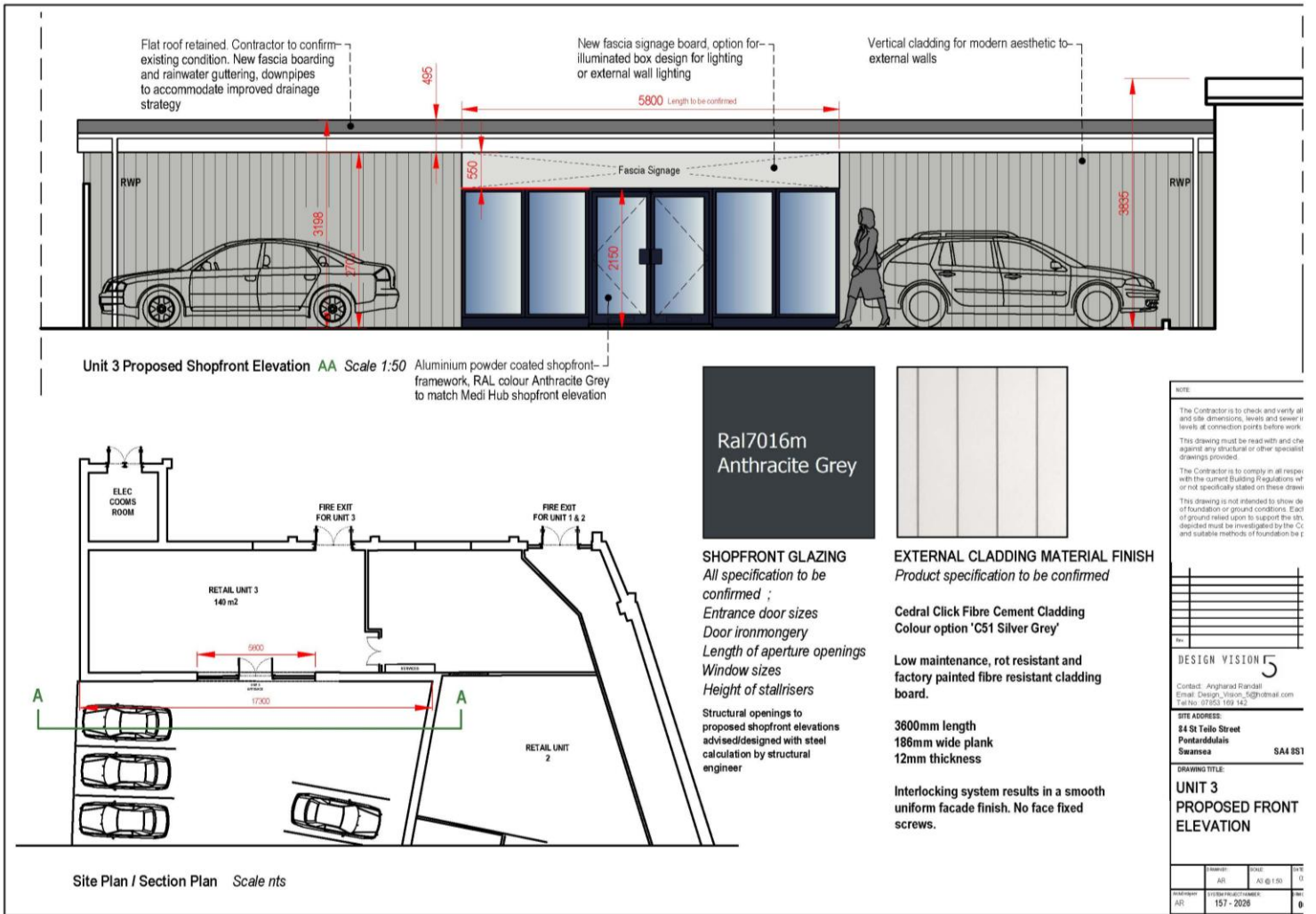
VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

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