

# 8 HIGH STREET SWANSEA | SA1 1LE

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



## RETAIL PREMISES TO LET

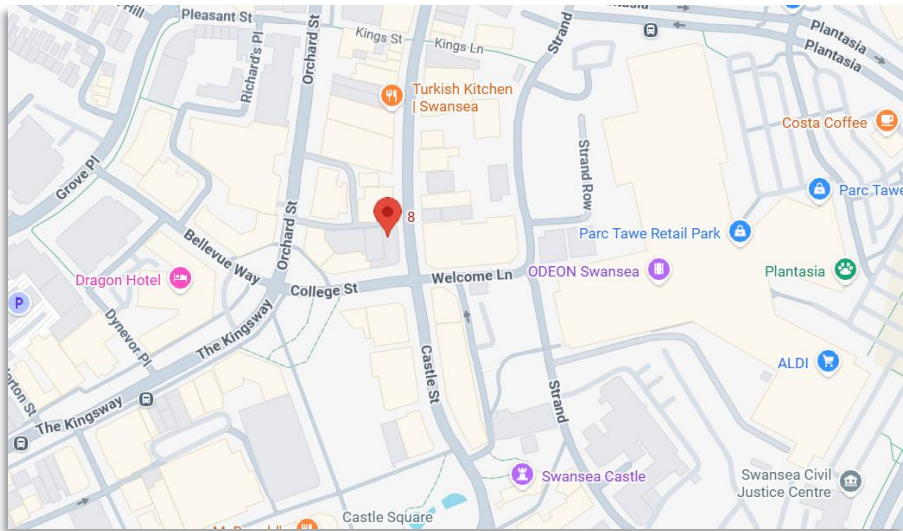
- THREE-STOREY CITY CENTRE A1 RETAIL PITCH
- LARGE GROUND FLOOR OPEN PLAN SALES AREA ALONG WITH SECOND FLOOR A1 PLANNING CONSENT
- 215.54 SQ M (2,320 SQ FT)
- ASKING RENT: £20,000PAX

## LOCATION

The property is located in Swansea City Centre on the main High Street crossing which connects to the Kingsway and Castle Street

The location benefits from excellent transport links as would be expected for a city centre surrounded by the ongoing major redevelopments in Swansea City Centre. Located just a 5-minute walk from Swansea Train Station allows easy access for staff and customers.

The property is in the direct vicinity of The Dragon Hotel, Grosvenor Casino, Schmidt Kitchens and Kaspas.



## DESCRIPTION

The property comprises a three-storey terraced property set to retail and storage accommodation to the ground floor and storage/staff facilities to the upper floors. Access is provided at the front and rear at ground floor level.

## ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales Area	112.48	1,211
First Floor	60.20	648
Second Floor	42.79	461
<b>Total</b>	<b>215.54</b>	<b>2,320</b>

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

## LEASE TERMS

The property is available on a new lease, terms open to negotiations.

## BUILDING INSURANCE PREMIUM

The landlord to continue to insure and recover the premium cost from the tenant.

## RENT

£20,000PAX

## EPC

To be provided.

## VAT

The landlord reserves the right to charge VAT on all payments.

## LEGAL COSTS

Each party to pay their own legal costs on this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

## MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

May 2026

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Swansea City Centre

8 High Street

Train station

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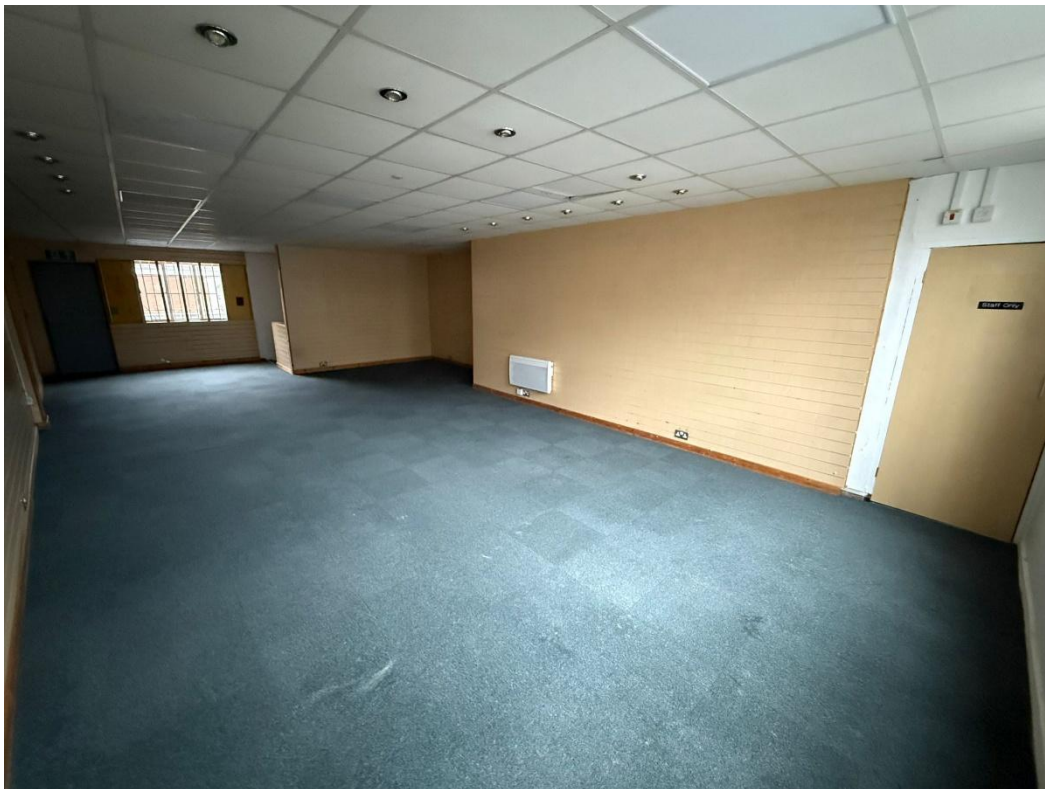
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