

**260 OXFORD STREET  
SWANSEA  
SHOP TO LET**



**Location**

Swansea is Wales' second city and has a wider area catchment extending to circa 475,000. The property is situated on prime Oxford Street, between Union Street and Portland Street and close to retailers such as **H&M, Top Shop, M&S** and **Next**.

Adjacent retailers are **Carphone Warehouse** and a new **Barclays Bank**. Other retailers in the vicinity include **Jack & Jones, CeX, Starbucks** and **Office**.

**Accommodation**

The premises comprise a ground floor shop with first and second floor ancillary accommodation. It extends to the following approximate floor areas and dimensions:-

|                       |           |               |
|-----------------------|-----------|---------------|
| Internal Width        | 5.66 m    | (18 ft 7")    |
| Shop Depth            | 18.9 m    | (61 ft 11")   |
| Ground Floor Sales    | 96.5 sq m | (1,039 sq ft) |
| First Floor Ancillary | 88.1 sq m | (948 sq ft)   |
| Second Floor          | 12.9 sq m | (140 sq ft)   |

**Tenure**

The premises are available by way of a new effectively full repairing and insuring lease, terms to be agreed.

**Rent**

£67,500 per annum exclusive. The rent will be subject to five yearly, upward only rent reviews.

**Rent Free Period**

A rent free period will be available, by negotiation.

**Rating Assessment**

|                         |                |
|-------------------------|----------------|
| Rateable Value          | £56,000        |
| Rate in the £ (2017/18) | 49.9 p         |
| Rates Payable           | <b>£27,944</b> |

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

**Costs**

Each party to be responsible for their own legal, professional and ancillary costs.

**Viewing**

Strictly by appointment:-

**Russell Power**

**Rowley Hughes Thompson – Bristol**

Direct Tel: 0117 970 7536

Email: [russp@rhtretail.co.uk](mailto:russp@rhtretail.co.uk)

Or our joint agent:

Huw Thomas

Cooke & Arkwright

02920 346312

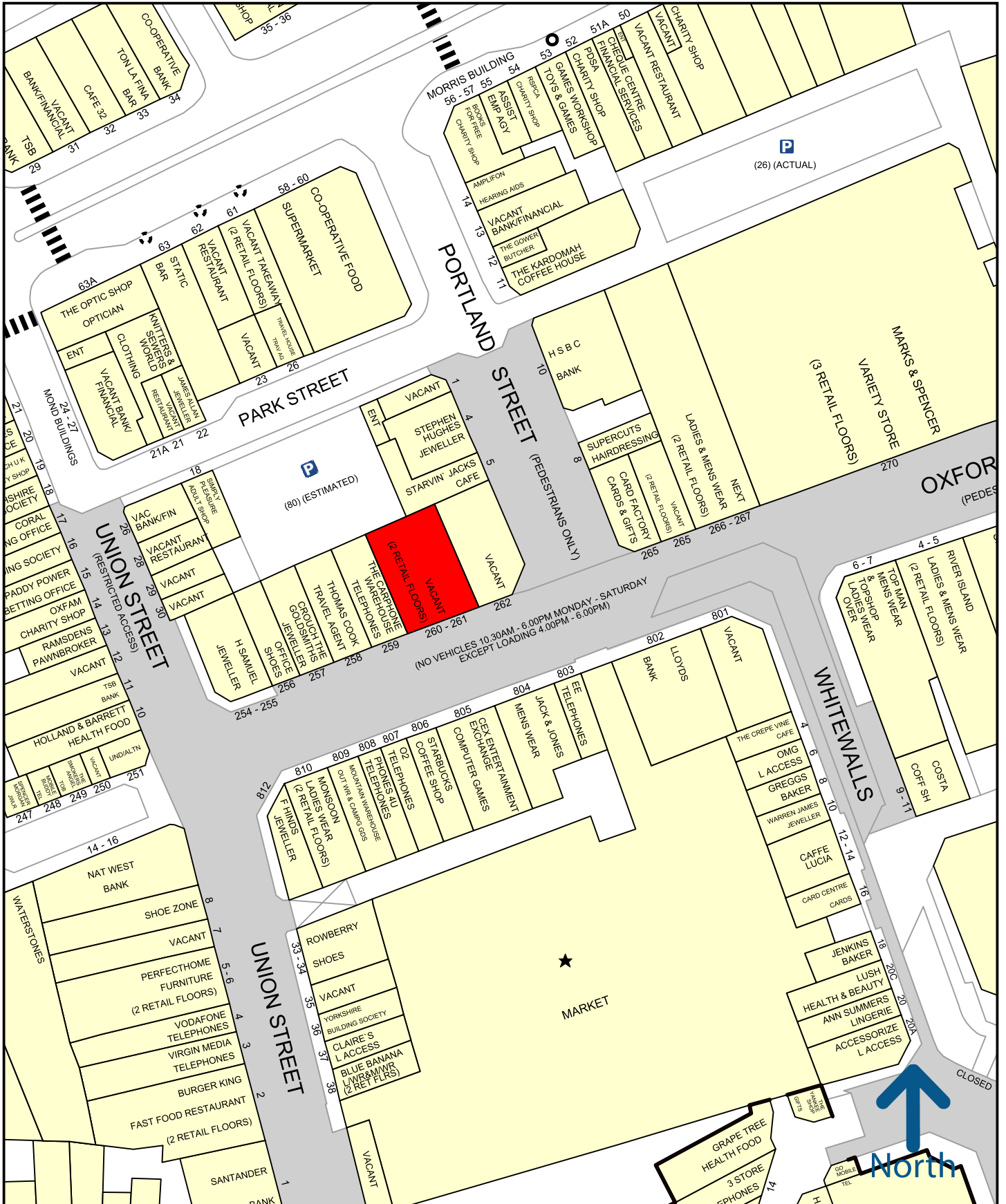
**Date Revised:** August 2017

**SUBJECT TO CONTRACT**

**All transactions are stated exclusive of VAT**

**The Landlord supports the Code for Leasing Business Premises in England and Wales, 2007.**

[www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)



50 metres

Experian Goad Plan Created: 09/10/2014

Created By: RHT

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

# Energy Performance Certificate

Non-Domestic Building



260 Oxford Street  
SWANSEA  
SA1 3BR

Certificate Reference Number:  
0163-3029-0612-0190-4705

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

**94** This is how energy efficient the building is.

## Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 601  
Building complexity (NOS level): 3

## Benchmarks

Buildings similar to this one could have ratings as follows:

**58** If newly built

**108** If typical of the existing stock