

**RAPLEYS**

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## TO LET (MAY SELL) Retail Warehouse

Former B&Q, Samlet Road  
Swansea SA7 9AG

CONTACT **Russell Smith**  
07990 550460 | russell.smith@rapleys.com



Former B&Q retail warehouse

5,868 sq m (63,158 sq ft)

Available as whole or in part

Circa 335 customer car parking spaces

Includes covered enclosed garden centre and storage yard

Maximum eaves height of 8.86 m (29 ft)

**Aldi, Go Outdoors, Topps Tiles, Halfords Autocentres, HSS Hire Shop and Tile & Bath Company in close proximity**



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### Location

The subject premises are located on the north side of Samlet Road (A48), approximately 1.25 miles from Junction 44 of the M4 Motorway and approximately four miles north of Swansea town centre. Samlet Road is one of the main arterial routes through the Swansea Enterprise Park with the core retail area of the Enterprise Park being to the south and the west of the subject property.

Other occupiers in the immediate vicinity of the subject premises include **Aldi, Go Outdoors, Topps Tiles, Tile & Bath Co, Halfords Autocentres, HSS Hire Shop** and **Selco Builders Warehouse**.

### Description

The subject property is a detached retail warehouse building of steel portal frame construction with part brick and corrugated clad steel elevations. There is a surface car park with approximately 335 customer car parking spaces. There is a covered enclosed garden centre and storage yard to the east elevation offering extension/development potential.

There is a maximum eaves height of 8.86 m (29 ft).

### Planning

The unit benefits from a retail planning permission. Permitted uses allow for the sale of DIY materials and ancillary goods, outdoor leisure, toys, stationery, clothing and footwear, pets and equestrian goods (subject to % of sales area), with ancillary coffee shop/snack bar. Full details on application.

### Terms

The unit is available on a new full repairing and insuring lease and can be let as a whole or in part, subject to vacant possession. Terms on application. Offers for the freehold interest will also be considered.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Retail Warehouse & Ancillary	5,867.5	63,158
First Floor Ancillary	150.7	1,622
Mezzanine Level	672.4	7,283
External Garden Centre Compound	1,338.2	14,400
	Hectare	Acre
<b>Total Site Area</b>	<b>2.12</b>	<b>5.23</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties.

### Rating

We are verbally advised that the property is currently assessed as two units, one at £206,000 and the other (Buyology) at £133,000, the UBR for 2018/19 is 51.4p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available on [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

### Energy Performance

Energy Performance Asset Rating: B.



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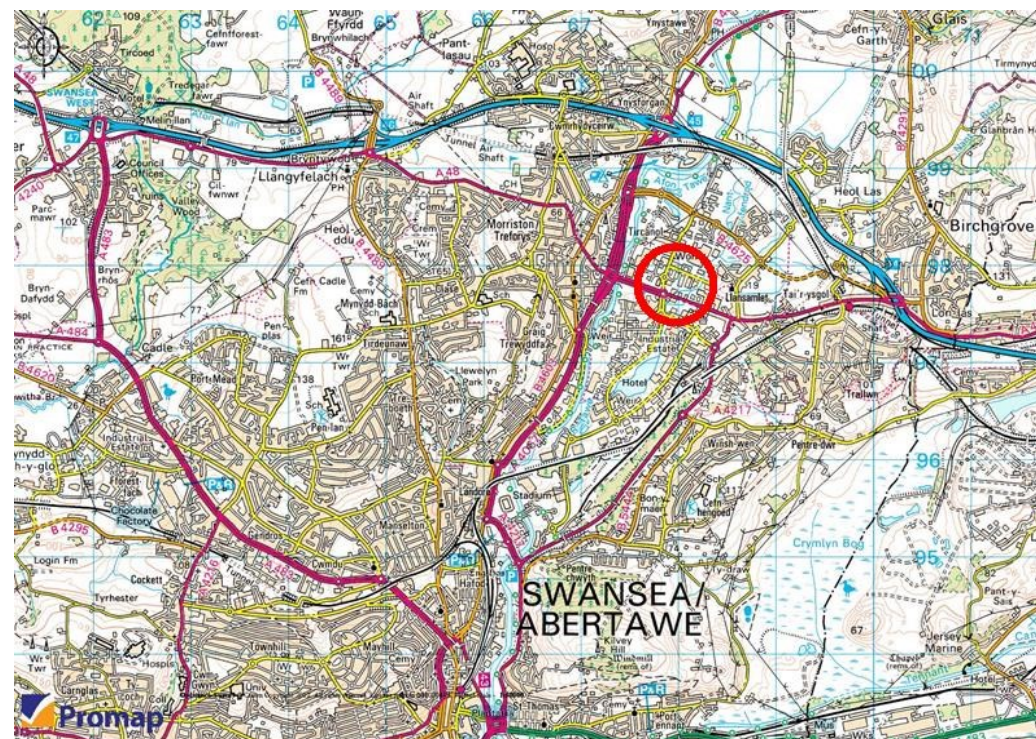
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### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.



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