

TO LET

NEW RETAIL, RESTAURANT, LEISURE - UNITS FROM 1,500 TO 20,000 SQ.FT.

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fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



**Fletcher
Morgan**

Development Site, A4067, Swansea SA6 8JE



Location

The subject scheme is situated with extensive frontage to the A4067 and Neath Road B4603, 2.5 miles to the north of Swansea City Centre and 2 miles to the south of Junction 45 of the M4 Motorway.

To the south is Morfa Retail Park where occupiers include: **Morrisons Foodstore, B&Q, Argos, Boots, PC World, Outfit, Harvester, amongst others and Swansea City Football Stadium.**

The A4067 provides direct access between the City Centre and Junction 45 of the M4 Motorway in addition to the surrounding residential suburbs.

On average 33,000 vehicle movements on the A4067 per day.

Description

The proposals are for a new retail, roadside and restaurant development totalling 22,000 sqft together with circa 110 on site car parking spaces.

Units will be available from 1,500 sqft upwards.

Suitable for retail, drive through restaurants, family pub/restaurant, car showroom, leisure (subject to planning).

Rent, Specification and Timing

Available on request.

Rates

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The accommodation will be available by way of new leases on a standard institutional full repairing and insuring basis.

Energy Performance Certificate

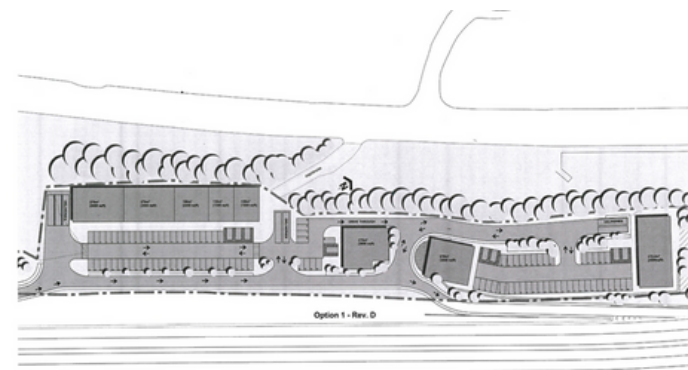
On completion of the development.

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Indicative purposes only



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

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