

# TO LET - RETAIL UNIT

UP TO 8,414 SQ. FT. - MAY SPLIT

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA



**Fletcher  
Morgan**



Recently refurbished

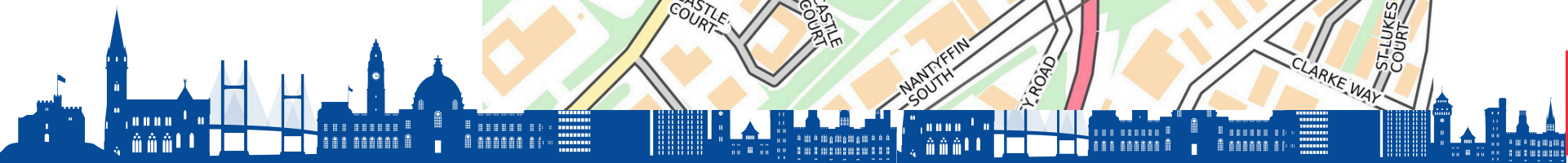
29,500 sq.ft. retail/trade park

Anchored by 16,500 sq.ft. Farmfoods

89 on site car parking spaces

**Unit 2A, Lion Way Retail Park, Swansea SA7 9FB**





## Location

The City of Swansea, which has a population of 240,000 and estimated catchment population of 580,000 people, is the second largest city in Wales.

Lion Way Retail Park is located in the Enterprise Zone which forms part of the largest out-of-town shopping district in Swansea, approximately 4 miles north of the City Centre and 2 miles from Junction 44 of the M4.

The retail park occupies a prominent location from Fendrod Way, one of the main routes serving the wider area, and has over 10,000 daily vehicle movements.

The park extends to some 29,500 sq ft and has recently been comprehensively refurbished. Anchored by **Farmfoods**, other occupiers **MFC** and **Floors 4 You**.

Other nearby occupiers include **Tesco Extra**, **ScS**, **Halfords**, **Tapi Carpets**, **Home Bargains**, **Iceland**, **Go Outdoors**, **Screwfix** and **Greggs**.

## Street View

Click here - <https://maps.app.goo.gl/53PVrHWffMwW6AMG8>

## Description

The subject property comprises a purpose built retail/trade unit refurbished in 2023 with 89 on site car parking spaces.

## Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

**Unit 2A**    **8,414 sq.ft.** | **781.68 sq.m.**

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.502p**  
**Rateable Value = £67,000 | Rates Payable = £33,634**

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

## Tenure

The property is available on a Full Repairing and Insuring basis.

## Rent

**Offers invited in the region of £10.00 per sq.ft.**

## Planning

The unit benefits from Open A1 planning consent (including food) but would be suitable for other uses such as Trade Counter or Leisure, subject to planning.

## 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.

## Energy Performance Certificate

Available on request

## What3Words


[pinch.dusty.impact](https://www.what3words.com/pin/pinch.dusty.impact)

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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