

4 ALEXANDRA ROAD

GORSEINON | SWANSEA | SA4 4NW

HUNT & THORNE

CHARTERED SURVEYORS

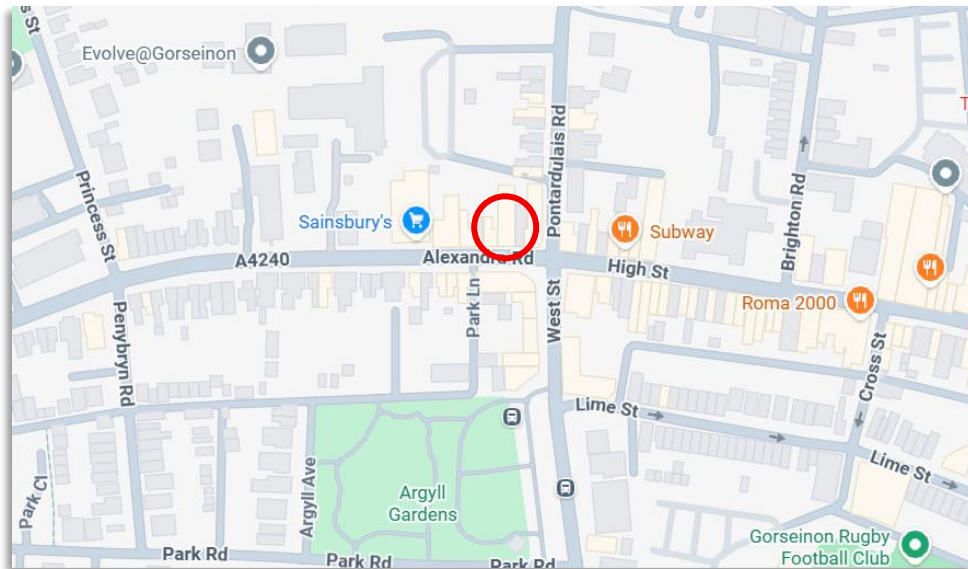


RETAIL PREMISES TO LET

- RETAIL PREMISES IN THE PRIME RETAIL AREA OF GORSEINON TOWN CENTRE
- PARKING AVAILABLE TO THE REAR OF THE PREMISES
- CLOSE TO J47 OF THE M4
- 398.18 SQ M (4,286 SQ FT)
- ASKING RENT £17,500PAX

LOCATION

The property is located on the established Alexandra Road Gorseinon which is the prime retail pitch through Gorseinon town centre. Excellent transport links to J47 motorway. Prominent occupiers in the immediate area include Post Office, Well Pharmacy, Sainsbury's, Travel House, Principality and Lloyds Bank.



DESCRIPTION

A mid-terrace three-storey retail premises benefitting from a prominent ground floor sales area together with additional retail accommodation to the first floor, accessed via a central stairwell. The property provides generous ancillary and storage accommodation across the ground, first and second floors, in addition to staff kitchen and WC facilities.

Externally, the premises benefits from rear access via an unnamed service lane leading to a small open parking area.

ACCOMMODATION

TOTAL:	398.18 SQ M	4,286 SQ FT
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RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £16,250

UBR for Wales 2026/27 is 50.2p in the £

Interested parties are asked to verify this information, by directly contacting the local rating authority.

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, 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 new flexible lease terms.

BUILDING INSURANCE PREMIUM

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

ASKING RENT

£17,500pax

EPC

To be provided.

VAT

All prices are quoted exclusive of VAT.

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

JASON THORNE

jason@huntandthorne.com

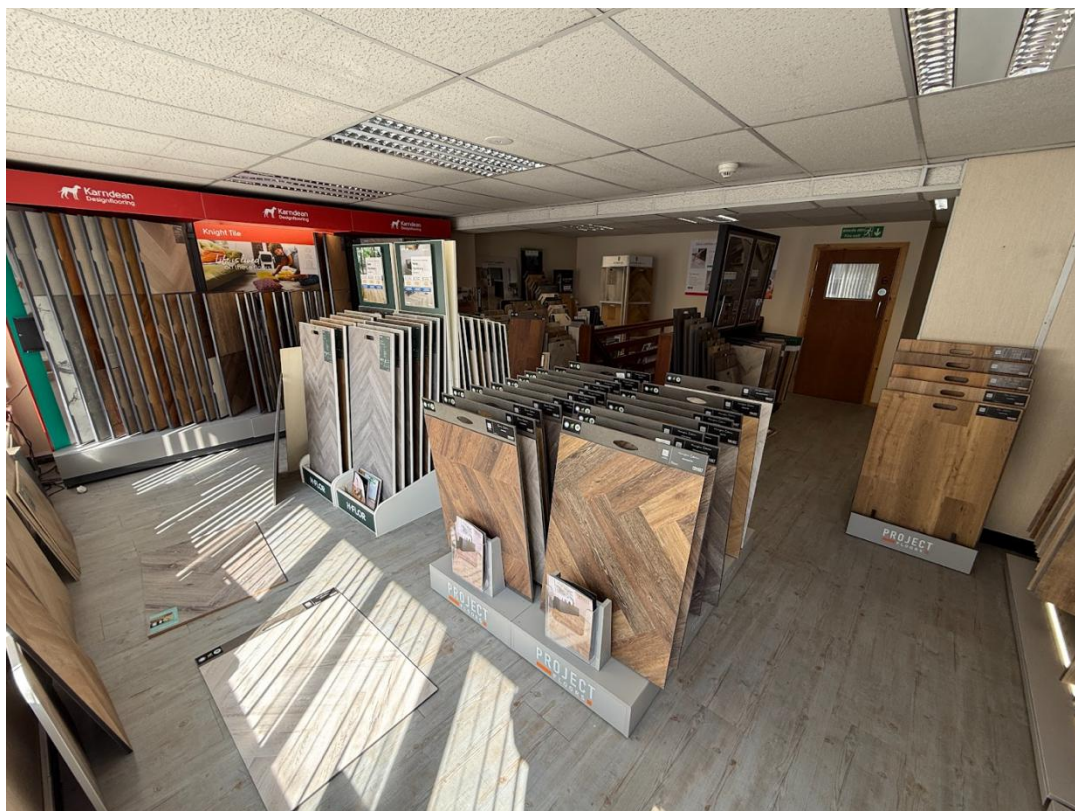
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MAY 2026

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