

# PRIME SHOP UNIT TO LET

SWANSEA – 30 WOODFIELD ST, MORRISTON, SA6 8AB

**Mason  
Partners**



## Location

The premises are situated in the suburb of Morrision, Swansea in a strong location in close proximity to Iceland, Greggs and Specsavers.

## Accommodation

The premises comprise the following areas:-

Ground Floor      2024 sq ft  
Basement            1630 sq ft

Servicing is to the rear of the premises.

## Tenure

The premises are available by way of an assignment of a lease expiring on 17/3/2025.

## Rent

£19,250 pax

## Service Charge

TBC

## Rating Assessment

Rateable Value - £15,250 pax. Interested parties are advised to make their own enquiries with the local council to verify this information.

## Planning

It is understood that the premises has a A1 planning consent.

## EPC

Available on request.

## VAT

The property is registered for VAT.

## Legal Costs

Each party to bear their own legal costs in respect of all legal documentation produced in this transaction.

## Money Laundering

Money Laundering Regulations require Mason Partners to conduct checks upon all parties in relation to relevant transactions be that lettings or sales of commercial premises. Prospective purchasers / tenants will need to provide proof of identity and residence.

## Viewing

Joe Pearce  
Mathew Green

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07774 725 095 [mathewgreen@masonpartners.com](mailto:mathewgreen@masonpartners.com)

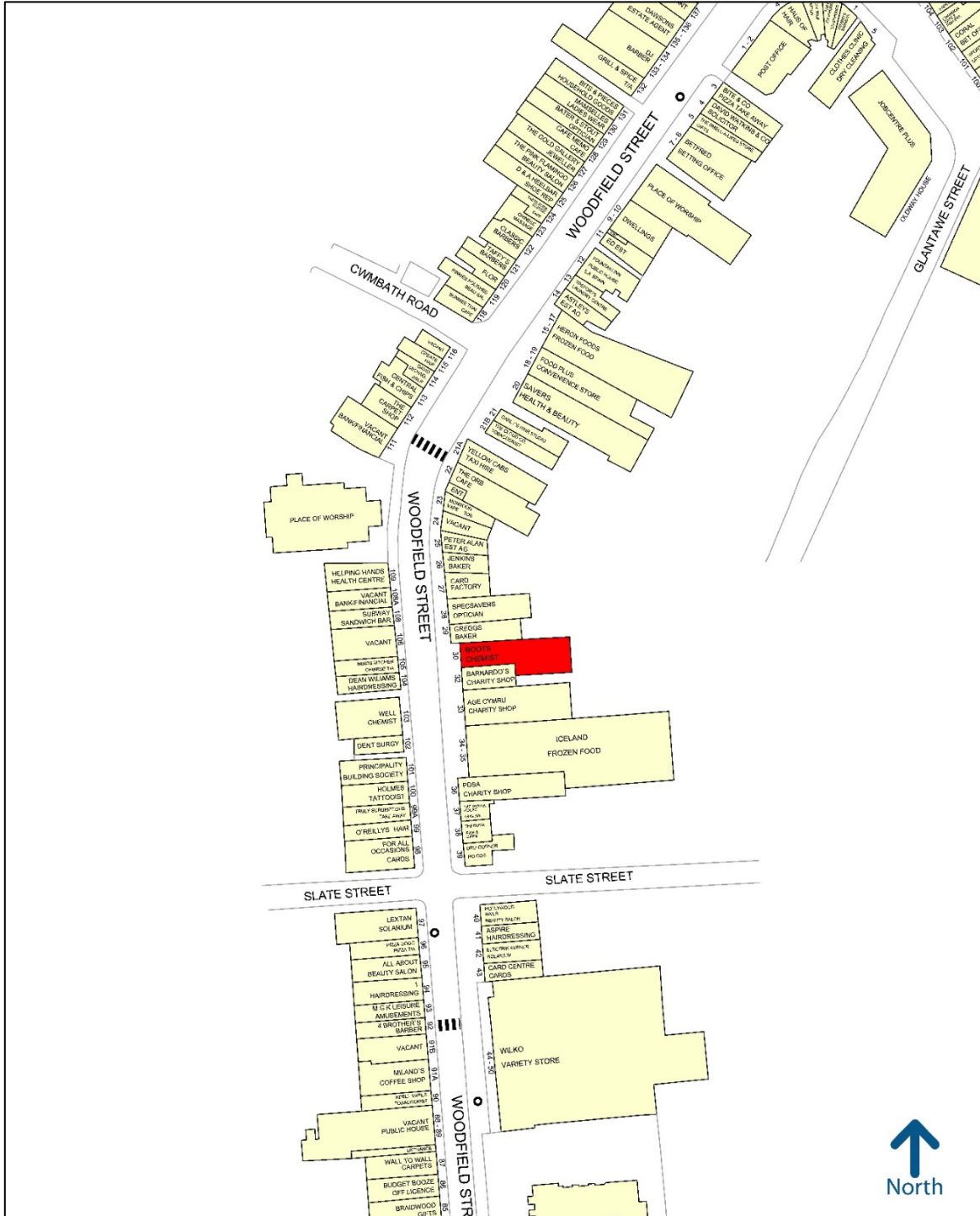
**0151 227 1008**

**masonpartners.com**

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