



THE CITY GATES

SWANSEA



A3 Restaurant Units To Let – Only Two Remaining Available Now
Flexible Sizes From 3,010 sq ft – 15,715 sq ft (280 sq m – 1,460 sq m)

4.5 million

tourists spent
£400 million in
Swansea Bay in 2015



Tidal Lagoon
World's First

20,000

full time students
within Swansea
University,
University of Wales
and Gower College



Bay Campus
Largest Student
Project in Europe



130,000 sq ft

UWTSd Campus in
nearby SA1 completion
due 2018



The City Gates is Swansea's prime leisure destination

It provides an impressive range of leisure activities including a 12 screen Vue multiplex, a 116 bed Premier Inn, and a selection of national and regional restaurants including TGI's, Frankie & Benny's, Chiquito's, Nando's, Smoke Haus and Jimmy's, plus a Fiction cocktail bar and nightclub operated by The Deltic Group. The scheme also benefits from its own multi-storey car park providing 255 spaces.





The City Gates is seeking new and exciting A3 restaurants to ensure a fresh and exhilarating leisure experience is maintained. The owners have recently completed works including pedestrianisation and overhead lighting to dramatically improve the street scene for customers and diners.

The scheme occupies an enviable city-centre positioning ideally located between the Waterfront Marina and the city centre with frontages onto Wind Street, Oystermouth Road and York Street. Due to its central location it is within easy walking distance to the town's main retail pitch, the National Waterfront Museum and LC2 (a multi-faceted leisure centre including indoor water park and flow rider surf wave).



Prominently located on Wind Street and Victoria Road



Restaurant Unit 1

Ground	3,010 sq ft	280 sq m
First	4,820 sq ft	448 sq m
Total	7,830 sq ft	728 sq m

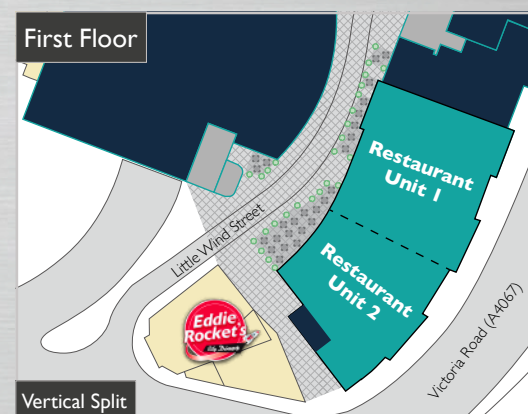
Restaurant Unit 2

Ground	3,980 sq ft	370 sq m
First	3,895 sq ft	362 sq m
Total	7,875 sq ft	732 sq m

Or the units could be occupied as a horizontal split

Ground	6,995 sq ft	650 sq m
First	8,718 sq ft	810 sq m

Final Two A3 Restaurant Units To Let with flexibility in layouts and sizes from **3,010 sq ft – 15,715 sq ft** as below



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Considerable investment has been made into the public realm to enhance the street and facilitate external terraces for al fresco seating for all the restaurant operators

Frankie & Benny's
NEW YORK ITALIAN RESTAURANT & BAR



Jimmy's

CHIKITO

vue



NCP

ELTIC
GROUP



Opportunities

Final Two A3 Restaurant Units
To Let with flexibility in layouts and
sizes from 3,010 sq ft – 15,715 sq ft

For further information
Please contact joint letting agents

ejhales

Phillip Morris

029 2034 7104
pvm@ejhales.co.uk

DAVIS
COFFER
LYONS

0207 299 0700
daviscofferlyons.co.uk

Tracey Mills

020 7299 0744
tmills@dcl.co.uk

Connie Start

020 7299 0695
cstart@dcl.co.uk

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