



22-23 High Street, Swansea, City And County of Swansea. SA1 1LG

- Mid terrace double fronted retail building.
- Ground floor retail space of 3,230 ft². Currently let at £8,400 PA.
- Office accommodation on upper floors.
- Residential re-development potential on upper floors STP.
- Short distance from train station and city centre.
- Existing planning permission for backpacker style hostel accommodation on upper floors.

£550,000

Strictly By Appointment Only - Contact Swansea Office - 01792 650705

Druslyn House
De La Beche Street
Swansea
West Glamorgan
SA1 3HH

DX: 39568 SWANSEA 1
T: 01792 650 705
F: 01792 468 384
E: property@reesrichards.co.uk
W: www.reesrichards.co.uk



General Description

The property is located in Swansea City Centre, approximately 300 meters south of Swansea train station, and a similar distance north of Castle Square in the City Centre. The property occupies a predominately position fronting directly onto High Street which is one of the main routes leading directly into the retail district of the city.

The property is a mid terraced 3 storey building of approximately 5,002 sq ft and is of traditional concrete frame construction, being brick and block clad and rendered on the external elevations. The rear of the property is single storey and under a flat roof.

Accommodation

Accommodation

The property has a double frontage ground floor retail unit of approximately 3,230 sq ft, with office space of approximately 960 sq ft and 815 sq ft respectively on the first and second floors.

The ground floor is currently occupied in part by Celtic Hospitality Limited, trading as E Golf on a 5 year tenancy at a passing rent of £8,400 per annum. We are advised vacant possession can be obtained in September 2019.

There is a planning permission in place to permit use as a backpacker hostel on the upper floors. It is possible that a re-development and/or extension of the uppers floors for residential use could be possible subject to the necessary planning permission.

Rateable value

The property is currently classed as a "property under re-construction" and therefore has a rateable value of £0.

Energy Performance

The property has an EPC rating of E.

Services

All main services are available but have not been tested.

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified



These particulars are prepared for the guidance of prospective purchasers, and while they are believed to be correct, their accuracy is not guaranteed and do not form part of any contract.