

For Sale

13/14, Walter Road, Swansea, SA1 5NG



Location

The subject property is situated in a reasonably affluent area approximately 0.7 miles from Swansea City Centre.

The area comprises a mix of independent and national retailers however, the majority of the area is made up of office, residential and student accommodation.

Description

The property is a corner positioned end of terrace building with the demise comprising of the basement, ground, first and second floors.

The property has been constructed of brick construction under a pitched slate roof. The ground floor retail area has a partial glazed frontage with tiled rendering.

The ground floor comprises of the former main banking hall and ancillary office accommodation with the upper floors being un-utilised.

Tenure

Freehold

Price

Offers in excess of £265,000.

Business rates

We understand that the property is assessed as follows:

Rateable value: £20,250

UBR (2018/19): £0.514

Rates Payable: £10,408.50

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Certificate can be made available upon request.

VAT

VAT if applicable will be charged at the standard rate.

Accommodation

Ground floor:	206.42 sq m	2,222 sq ft
Basement:	74.70 sq m	804 sq ft
First floor:	133.10 sq m	1,433 sq ft
Second floor:	85.90 sq m	925 sq ft
Total:	500 sq m	5,384 sq ft