

FOR SALE
OFFICE

58 WALTER ROAD, SWANSEA, SA1 5PZ



- LARGE FOUR STOREY OFFICE
- 189.70 SQ.M (2,041.93 SQ. FT.)
- PARKING TO REAR (5 SPACES)
- ESTABLISHED CITY CENTRE LOCATION

OFFERS IN THE REGION OF
£185,000

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LOCATION

Walter Road is located along the periphery of the Swansea City Centre, which is less than ½ mile distant. All expected services and amenities are within easy reach. The Walter Road area of Swansea is the traditional professional district. The Victorian housing stock has, in the main, historically been converted into offices. There are also some retail users and some of the properties in the vicinity have more recently been converted into Housing in Multiple Occupation.

Swansea is a waterfront City and is the economic centre of the South West Wales region. It has a modern service sector dominated economy and is home to a wide range of national and international companies. The population of the City and County of Swansea is currently estimated at 239,000 (2001 Census) 8% of the total population of Wales. The City has good road and rail links and is connected to the motorway network via the M4.

DESCRIPTION

The subject property comprises a large four storey, mid terrace, commercial premises situated within an established trading location. The entire premises is currently occupied for use as offices, which is supported by additional staff kitchen and w.c facilities over three floors. We also advise that the basement accommodation, which can be accessed independently to the front and rear, affords separate mains electricity supply.

The premises occupies an average size plot, with car parking to the rear for approximately 5 spaces. The rear part of the site is accessed directly off the lane entrance, over an open car parking area, covered with tarmac.

Conditional offers, subject to change of use will also be considered (subject to contract).

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

NIA/ IPMS 3 – Office: 189.70 sq.m (2,041.93 sq. ft.).

GROUND FLOOR

NIA: 52.73 sq.m (567.68 sq. ft.).

Entrance Foyer/ Hallway
with stairs to first floor and doors to:

Front Office: 19.43 sq.m (209.14 sq. ft.)

Middle Office: 14.42 sq.m (155.21 sq. ft.)

W.C. Facilities
with w.c. and wash hand basin

Rear Office: 11.48 sq.m (123.57 sq. ft.)
with door to.

Staff Kitchen: 7.40 sq.m (79.65 sq. ft.)
with base units incorporating sink drainer, external door to external stairwell to rear.

FIRST FLOOR

NIA: 47.07 sq.m (506.66 sq. ft.).

Landing Area
with stairs to ground and second floor, doors to:

Front Office: 23.07 sq.m (248.32 sq. ft.)

Middle Office: 14.56 sq.m (156.72 sq. ft.)

W.C. Facilities
with w.c and wash basin, cupboard housing hot water cylinder tank.

Rear Office: 9.44 sq.m (101.61 sq. ft.)

SECOND FLOOR

NIA: 25.24 sq.m (271.73 sq. ft.)

Landing Area
with stairs to lower floors and doors to:

Store 1: 15.56 sq.m (167.48 sq. ft.)

Store 2: 9.68 sq.m (104.19 sq. ft.)

BASEMENT

NIA: 64.66 sq.m (696.01 sq. ft.)

Front Office: 45.98 sq.m (494.42 sq. ft.)
accessed via a set of concrete steps from the front elevation, door to.

Rear Office: 14.89 sq.m (160.27 sq. ft.)
fire door to rear yard, door to.

Staff Kitchen: 3.79 sq.m (40.79 sq. ft.)
with base units incorporating sink drainer, door to.

W.C. Facilities
with w.c and wash basin.

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Ground Floor	£5,200
Front Office (First Floor)	£1,600
Middle Office (First Floor)	£1,000
Rear Office (First Floor)	£650
Second Floor	£1,275
Basement	£2,750

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2020/21 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2020. Rates relief for small business with a rateable value up to £6000 will receive 100% relief and those with a rateable value between £6,001 and 12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

TERMS & TENURE

The subject premises is available Freehold with vacant possession.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

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