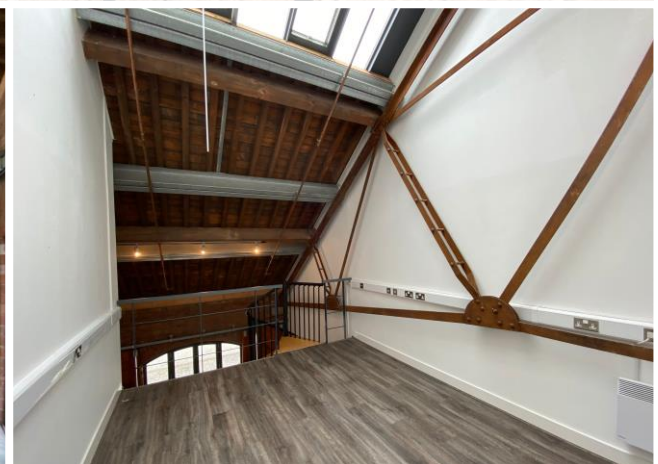


FOR SALE

OFFICE/ APARTMENT

UNIT 15 J SHED, KINGS ROAD, SA1 WATERFRONT,
SWANSEA, SA1 8PL



- MODERN LIVE/ WORK UNIT
- POPULAR WATERFRONT LOCATION
- ARRANGED OVER TWO FLOORS
- NET INTERNAL AREA: 54.10 SQ.M (582.33 SQ. FT.)

OFFERS IN THE REGION OF
£170,000

UNIT 15 J SHED, KINGS ROAD, SA1 WATERFRONT, SWANSEA, SA1 8PL

LOCATION

The property is located directly off Kings Road close to its junction with Langdon Road within a mixed commercial and residential area within the popular £200 million SA1 Swansea Waterfront Development.

The property is situated approximately 1 mile from Swansea city centre and 4 miles to the west of Junction 42 of the M4 motorway.

Established occupiers within the immediate vicinity include **Admiral, The Village Hotel, Premier Inn** and **Tesco**.

DESCRIPTION

The subject premises forms part of a Grade II Listed Building, build circa 1895, which was previously used as a grain warehouse before its current conversion. The J Shed is situated within the sought after SA1 Swansea Waterfront Development.

Internally, the premises is arranged over two floors comprising open plan live-in/ work accommodation with fitted kitchen and toilet facilities. The premises can be accessed off the communal entrance foyer, internal stairwell and passenger lift via a secured intercom entry system.

The subject premises forms part of modern mixed use development block comprising a mix of commercial occupiers on the ground floor with office and live/work accommodation to the first floor.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Comprising the communal entrance foyer, supported by a passenger lift and internal stairwell.

NIA/ IPMS 3 Office: 54.10 sq.m (582.33 sq. ft.)

FIRST FLOOR

Office/ Living Area 35.15 sq.m (378.35 sq. ft.)

Open plan live-in work area with fitted kitchen facilities.

Bathroom Facilities

Fitted with a three piece suite comprising bath, w.c. and wash hand basin.

MEZZANINE

Office/ Bedroom 18.95 sq.m (204.02 sq. ft.)

with door to store cupboard housing unvented cylinder unit.

RATES

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

Rateable Value (2017): £6,000

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 2019. 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 for sale on a Long Leasehold interest based on the following terms:

Date: 10 October 2005

Term: 125 years less one day from 23 September 2005

Ground Rent: TBC

Service Charge: TBC

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

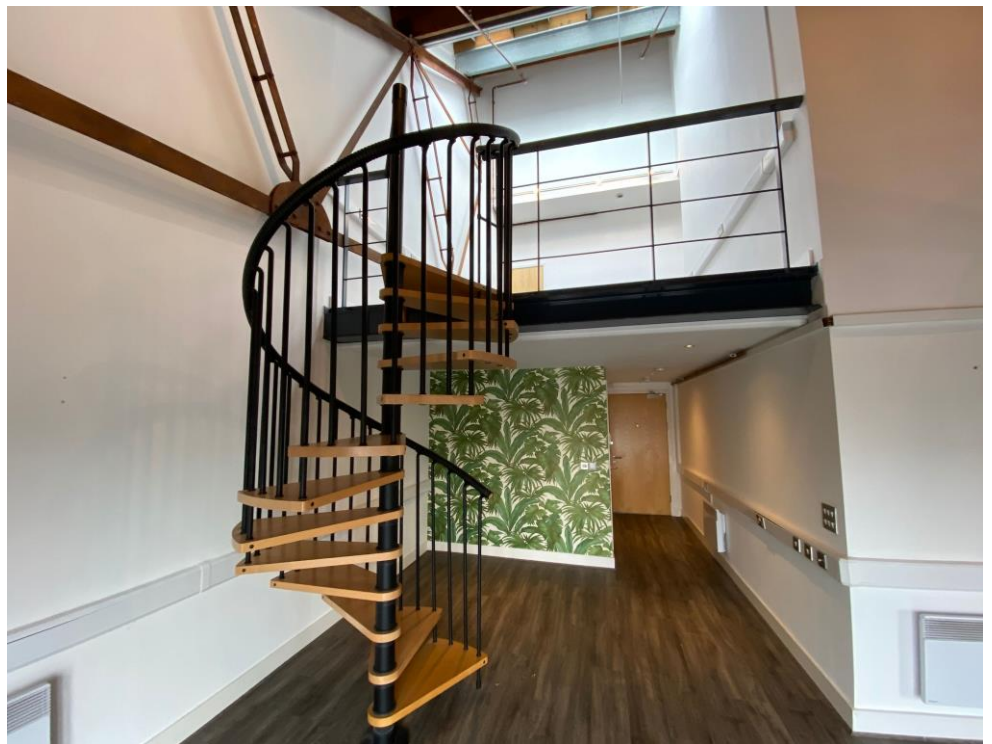
Email: commercial@astleys.net



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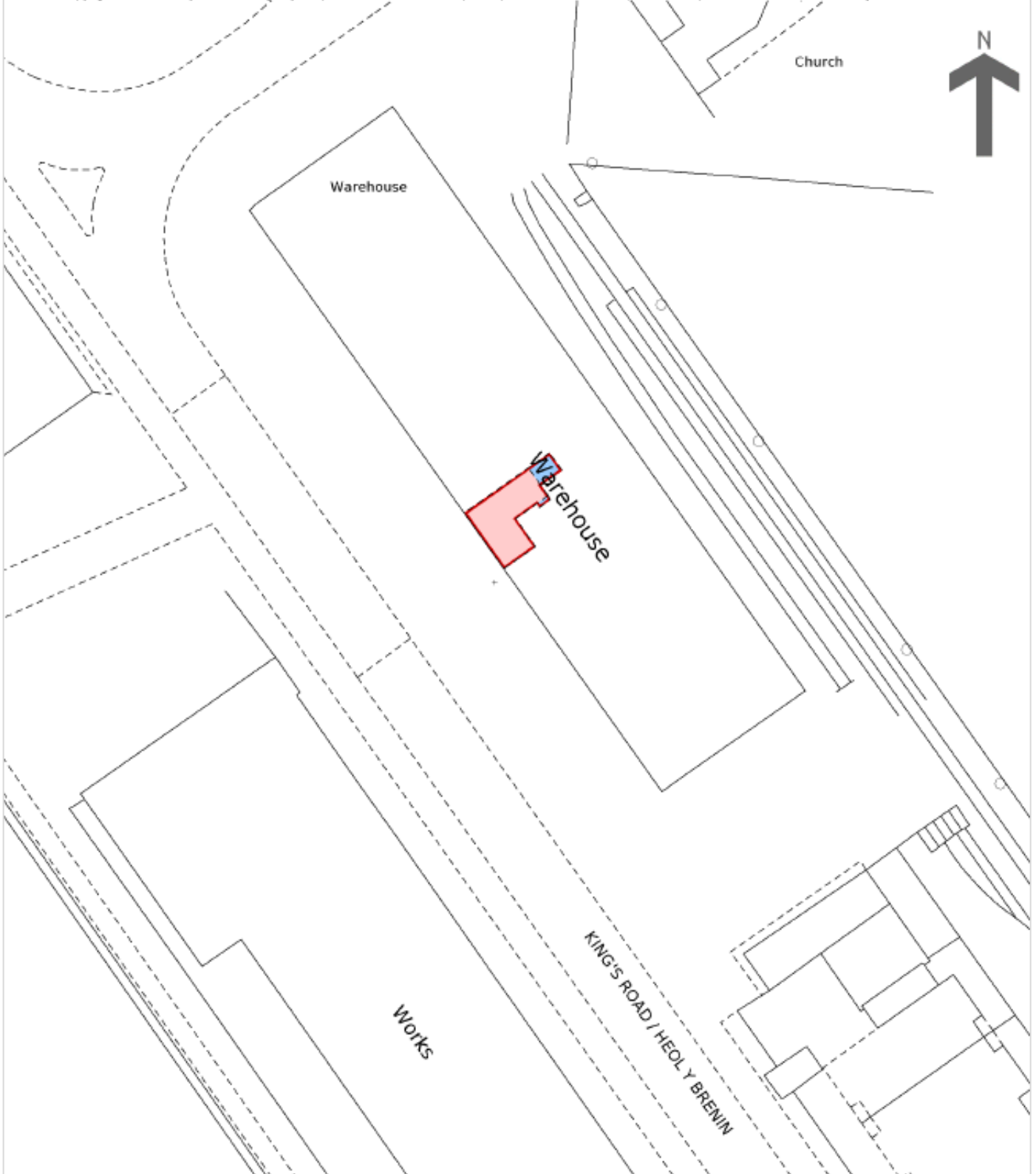
UNIT 15 J SHED, KINGS ROAD, SA1 WATERFRONT, SWANSEA, SA1 8PL

HM Land Registry
Official copy of
title plan

Title number **CYM254541**
Ordnance Survey map reference **SS6692NW**
Scale **1:625 enlarged from 1:1250**
Administrative area **Swansea / Abertawe**



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