



FREEHOLD OFFICE FOR SALE

51-52 Walter Road, Swansea

52 Walter Road
Swansea,
SA1 5PW

5,335 sq ft
(495.64 sq m)

 [View online](#)

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LOWER GROUND FLOOR - 51-52 WALTER ROAD, SWANSEA



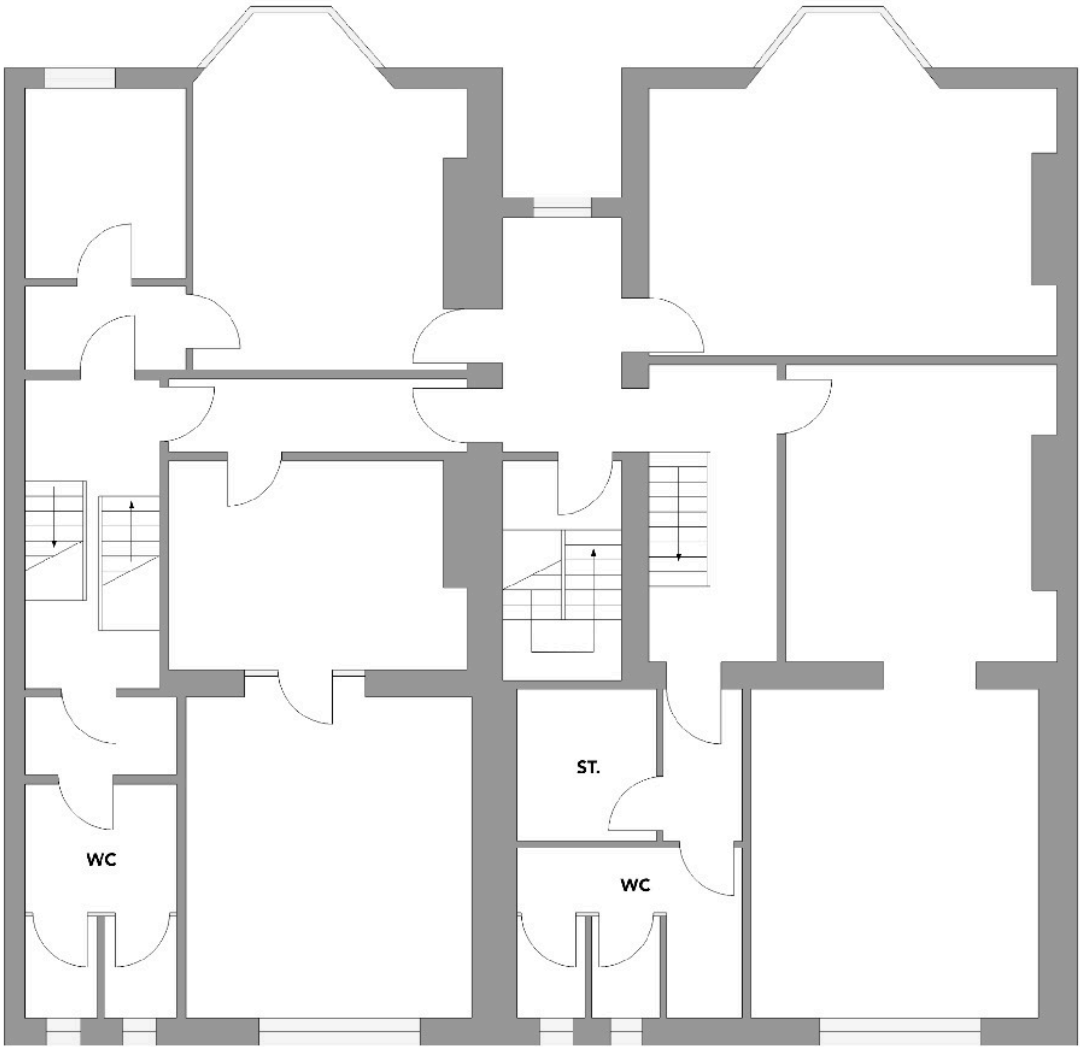
1:100 at A4

GROUND FLOOR - 51-52 WALTER ROAD, SWANSEA



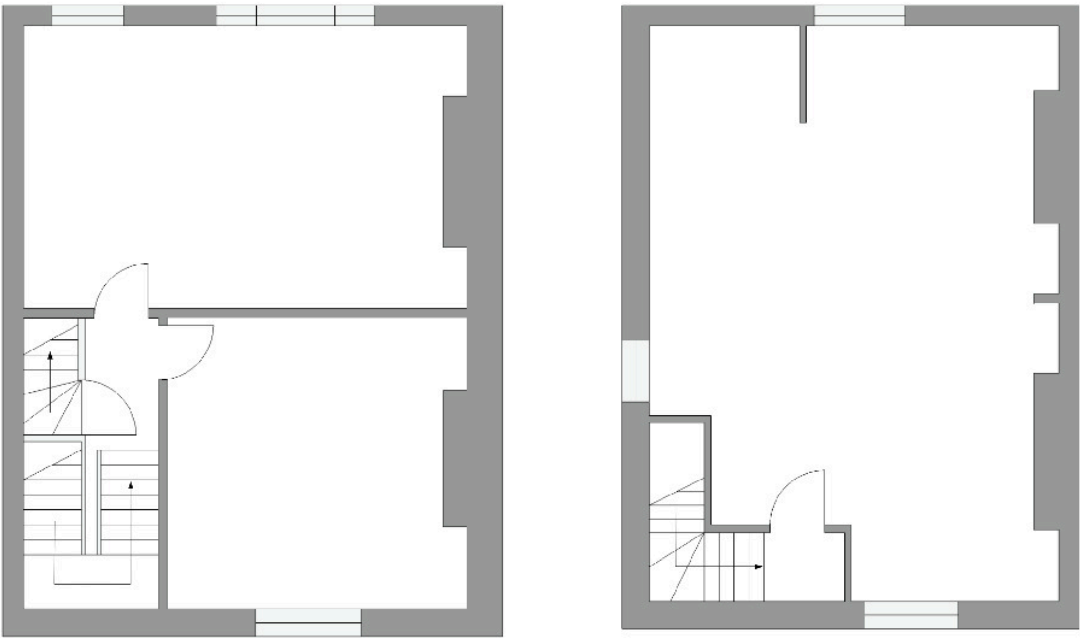
1:100 at A4

FIRST FLOOR - 51-52 WALTER ROAD, SWANSEA



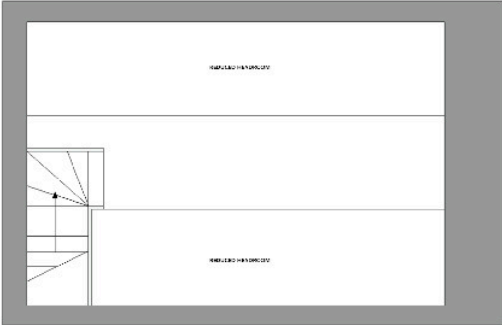
1:100 at A4

SECOND FLOOR - 51-52 WALTER ROAD, SWANSEA



1:100 at A4

ATTIC FLOOR - 51-52 WALTER ROAD, SWANSEA



1:100 at A4

Availability

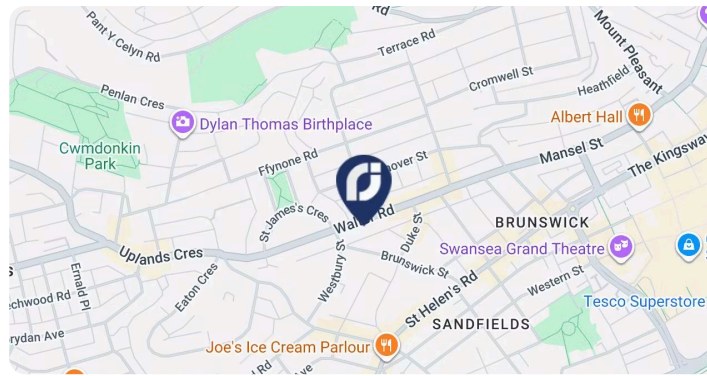
Name	Sq ft	Sq m
Building	5,335	495.64
Total	5,335	495.64

Specifications & Features

- Redevelopment potential subject to the necessary consents.
- Close Proximity to Swansea City Centre
- Freehold
- Large Car Park to rear

Further Information

- [View On Website](#)



Location

Walter Road is a major thoroughfare in Swansea linking the city centre to the Uplands area. It lies along one of the main access routes heading west out of the city and is a popular business district close to Swansea City Centre. Nearby occupiers include Solicitors, Financial Advisers and Estate Agents.

DESCRIPTION

The property comprises a mid-terrace building with a bay-fronted elevation, arranged over lower ground, ground, first and second floor levels. Each floor provides a self-contained office suite, together with kitchen and W.C. facilities. Additionally, the property benefits from sea views to the rear, along with a large car park accessible via a rear access lane.

PRICE

Offers in the region of £550,000

BUSINESS RATES

Rates Payable: £39,000 per annum

LEGAL COSTS

Each party to bear their own costs

EPC

D (84)

VAT

To be confirmed



SERVICE CHARGE

n/a

INSURANCE

n/a

Contact Us



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