



**BP2**

**Commercial Property  
& Development Land**

**610 - 612 Mumbles Road, Mumbles, SA3 4DL**

Restaurant / Cafe For Sale | Offers in excess of £550,000 | 2,454 sq ft  
Freehold, mixed use investment opportunity in the sought after village of Mumbles, Swansea.

# BP2

Commercial Property  
& Development Land

## 610 - 612 Mumbles Road, Mumbles, SA3 4DL

### Summary

- Price: Offers in excess of £550,000
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs

### Further information

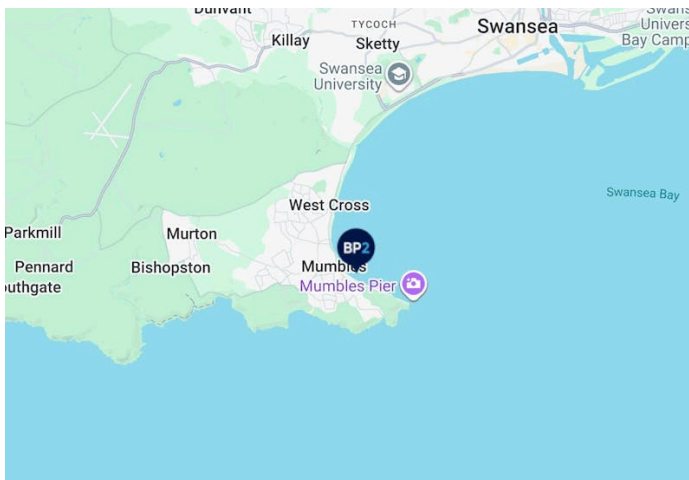
- [View details on our website](#)
- [View Microsite](#)

### Contact & Viewings

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### Description

The property comprises a substantial three-storey, double-fronted building arranged as a ground floor commercial unit with two self-contained residential maisonettes above.

The ground floor has historically operated as the well-known Yallops Fish & Chip Shop and benefits from an established trading history within one of Swansea's strongest leisure and tourism locations.

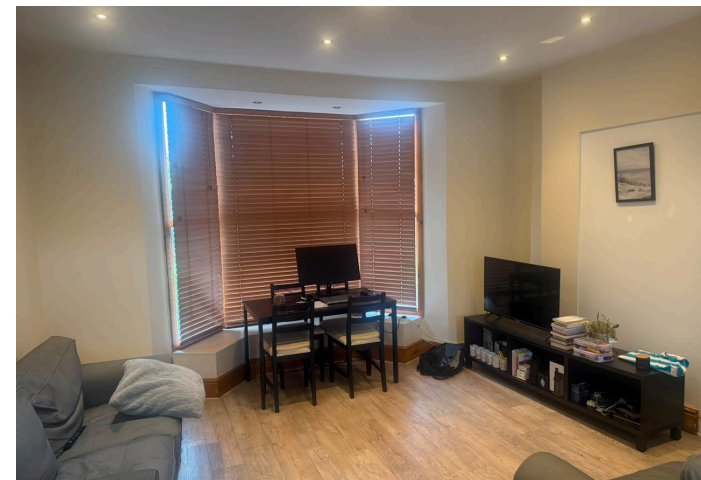
The upper floors provide two independently accessed two-bedroom maisonettes, both currently occupied and generating a secure residential income stream.

### Location

The property occupies a prime position along Mumbles Road, one of South Wales' most sought-after coastal destinations. Situated directly opposite the promenade and Swansea Bay, the property benefits from excellent visibility, high pedestrian activity and strong year-round visitor footfall.

Mumbles remains a highly desirable residential and leisure destination, renowned for its mix of independent retailers, cafés, restaurants and established local businesses. The property forms part of a well-established mixed-use commercial parade and enjoys uninterrupted coastal views from the upper floors.

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### Specifications

- Traditional end-terrace property arranged over three storeys
- Rendered elevations beneath a pitched tiled roof together with flat roof sections
- PVC double glazed windows and doors throughout
- Rear service access and ancillary storage

### Viewings

If you would like to view the property, please contact us.

### Terms

We are instructed to offer the Freehold interest for sale, asking price - £550,000.

### The Opportunity

The residential accommodation is fully let and currently produces:

Flat 610 – £1,100 per calendar month  
Flat 612 – £1,100 per calendar month

Total residential income: £26,400 per annum

The ground floor commercial accommodation is currently being marketed To Let at £25,000 per annum, providing purchasers with the opportunity to enhance overall investment returns through active asset management.

## Accommodation

Name	Description	sq ft	sq m	Availability
Ground - Ground Floor Commercial	Ground Floor Commercial	1,098	102.01	Available
1st - Apartment 1	Apartment 1	678	62.99	Let
1st - Apartment 2	Apartment 2	678	62.99	Let
<b>Total</b>		<b>2,454</b>	<b>227.99</b>	

