



120 Walter Road, Swansea, SA1 5RF

3 Storey Office For Sale - Re-development potential subject to planning.

Summary

Tenure	For Sale
Available Size	1,367.02 sq ft / 127 sq m
Price	Offers in excess of £200,000
Rates Payable	£5,680 per annum
Rateable Value	£10,000
EPC Rating	Upon enquiry

Key Points

- Residential conversion potential subject to planning
- Substantial Freehold Property
- 3 storey Office building in close proximity to Swansea City Centre
- Available parking to rear
- Basement

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Rates Payable	£5,680 per annum
Rateable Value	£10,000
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a three-storey building with rear car parking and bay frontage. Each floor comprises separate office suites with kitchen and W.C facilities located on the ground floor. Additional W.C facilities located on the first floor.

Location

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

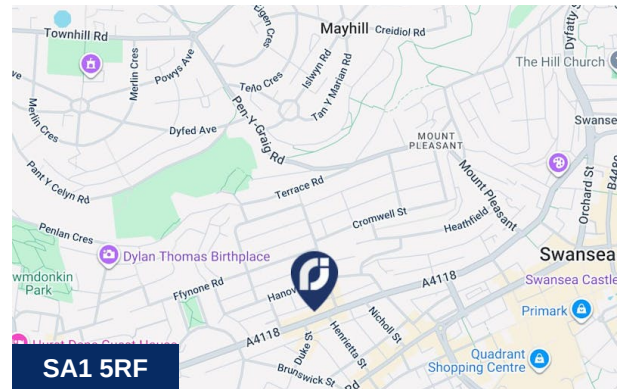
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Accommodation	540.35	50.20
1st - Accommodation	594.17	55.20
2nd - Accommodation	232.50	21.60
Total	1,367.02	127

Viewings

Strictly by prior appointment with the sole agents RJ Chartered Surveyors.



Viewing & Further Information



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