



Suite 9, J Shed, Kings Road, Abertawe, SA1 8PL

Newly Refurbished Office Suite

The Live/Work accommodation available to let / for sale.

Summary

Tenure	To Let / For Sale
Available Size	1,148 sq ft / 106.65 sq m
Rent	£12,000 per annum
Price	Offers in the region of £200,000
Service Charge	£5,400 per annum
Rates Payable	£6,463 per annum
Rateable Value	£11,500
EPC Rating	EPC exempt - Listed building

Key Points

- High Quality Live/Work Accommodation
- For Sale: £200,000
- Newly Refurbished
- To Let: £12,000 p/a

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VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Listed building

Description

The property fronts on to Kings Road, with the pedestrian Sail Bridge adjacent linking the SA1 development to Swansea city centre. The suite benefits from superb views over the Prince of Wales dock which is at the heart of this major redevelopment...

The Live/Work accommodation itself is open plan spanning across two floors and benefits from a mezzanine bedroom/office, kitchen/living room and bathroom.

Location

Suite 9 is located within J-Shed which is a Grade II listed building and is situated on prestigious, high profile SA1 Swansea Waterfront Development.

Situated approximately 1 mile to the south east of the Swansea city centre, the property is also within easy access of the M4 Motorway, being approximately four miles to the south of Junction 45 and four miles south-west of Junction 44. The property has the added attraction of being located within a large residential area.

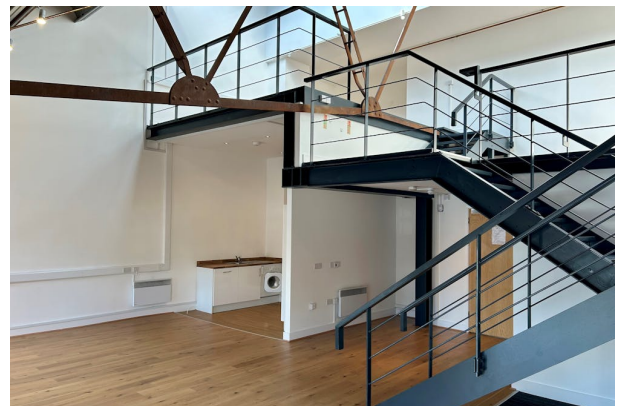
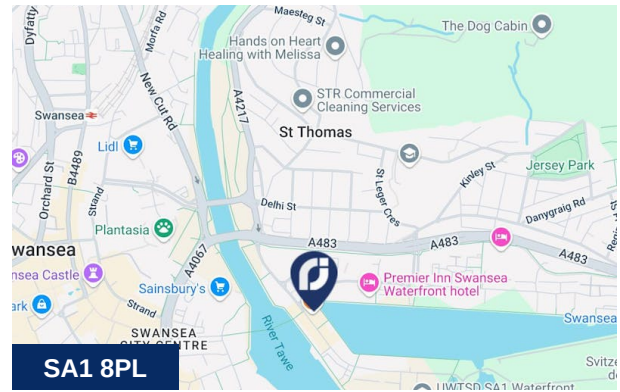
Tenure

The suite is available on a new under lease, terms to be negotiated.

Our client's leasehold interest with over 100 years remaining is offered with vacant possession for an asking price of £195,000.

Service Charge & VAT

The ingoing tenant will be responsible for the service charge, levied for the upkeep of the communal areas. All figures exclusive of VAT, where applicable.



Viewing & Further Information



James Smale-Davies

07792504174

james@rj-cs.co.uk



Liam Slater

07707855407 | 07707855407

liam@rj-cs.co.uk