

9 Francis Street

Swansea, SA1 4NH

**Rees Richards
& Blyth**

commercial | residential | rural



FOR SALE

2,776 SQ FT
(257.90 SQ M)

£399,000

**Mixed Used Investment
Property, located in the
heart of Swansea's Student
Rental Catchment**

- Mixed-use freehold investment with dual income streams
- Ground floor let on a 10 year lease, circa 8 years unexpired, with fixed 3% annual uplifts
- HMO licenced, six bedroom student accommodation to the first floor
- Combined income of approx £41,274 per annum on a fully let basis, offering an indicative GIY of 10.34%
- Prominent commercial frontage with established trading occupier

reesrichardsblyth.co.uk

**Rees Richards
& Blyth**

commercial | residential | rural

Available Size	2,776 sq ft
Price	£399,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

The property comprises a mixed-use investment arranged over ground and first floor, of traditional construction beneath a pitched, tiled roof incorporating twin front dormers.

The ground floor is configured as self-contained commercial premises, currently let as a personal training studio, with prominent glazed frontage to Francis Street.

The upper floors provide a self-contained six-bedroom student accommodation, comprising a fitted kitchen/diner, communal living room, and bathroom facilities.

Francis Street is situated within the well-established residential and student district of Brynmill, one of Swansea's principal student residential areas, lying immediately to the west of the city centre and within close walking distance of Swansea University's Singleton Park Campus. The immediate locality comprises a mix of residential terraced dwellings, local convenience retail, and complementary commercial occupiers, including nearby dental and personal training/fitness uses, reflecting sustained local occupier demand.

The property benefits from excellent access to local amenities, including Brynmill Park and Swansea Bay's seafront and promenade, both within short walking distance. Swansea city centre, with its principal retail, leisure, and transport facilities, together with Swansea mainline railway station, is readily accessible, as is the University's main campus, sustaining strong and consistent demand for student accommodation within the immediate vicinity.

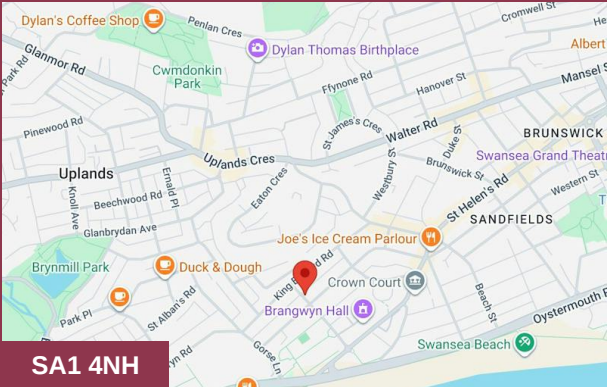
Name	sq ft	sq m	Availability
Ground - Commercial Unit	1,243	115.48	Available
1st - First Floor Living Accommodation	1,533	142.42	Available
Total	2,776	257.90	

The Freehold interest is for sale with an asking price of £399,000 excl.

A purchase at the asking price would represent a Gross Initial Yield of 10.34% assuming the upper floors are let at the previous rent.

The ground floor unit is let to Personal Training Studio at £14,214 per annum (inc VAT), with annual 3% increases.

the first floor is currently vacant, previously fully let at £27,060 per annum (£410 per room).



SA1 4NH

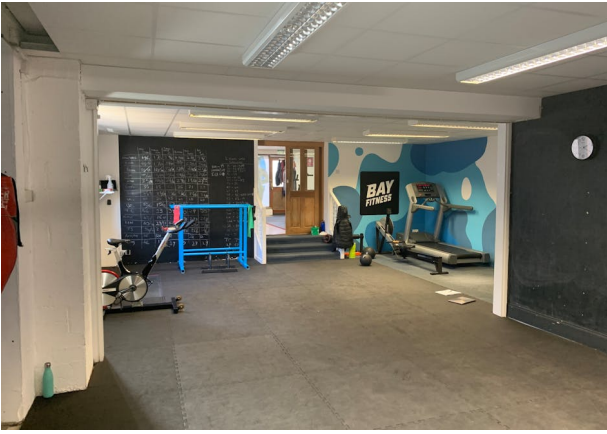
Viewing & Further Information

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Energy performance certificate (EPC)

9a Francis Street Brynmill SWANSEA SA1 4NH	Energy rating E	Valid until:	10 September 2036
		Certificate number:	2636-2221-3600-0541-6202

Property type	Top-floor flat
Total floor area	163 square metres

Rules on letting this property

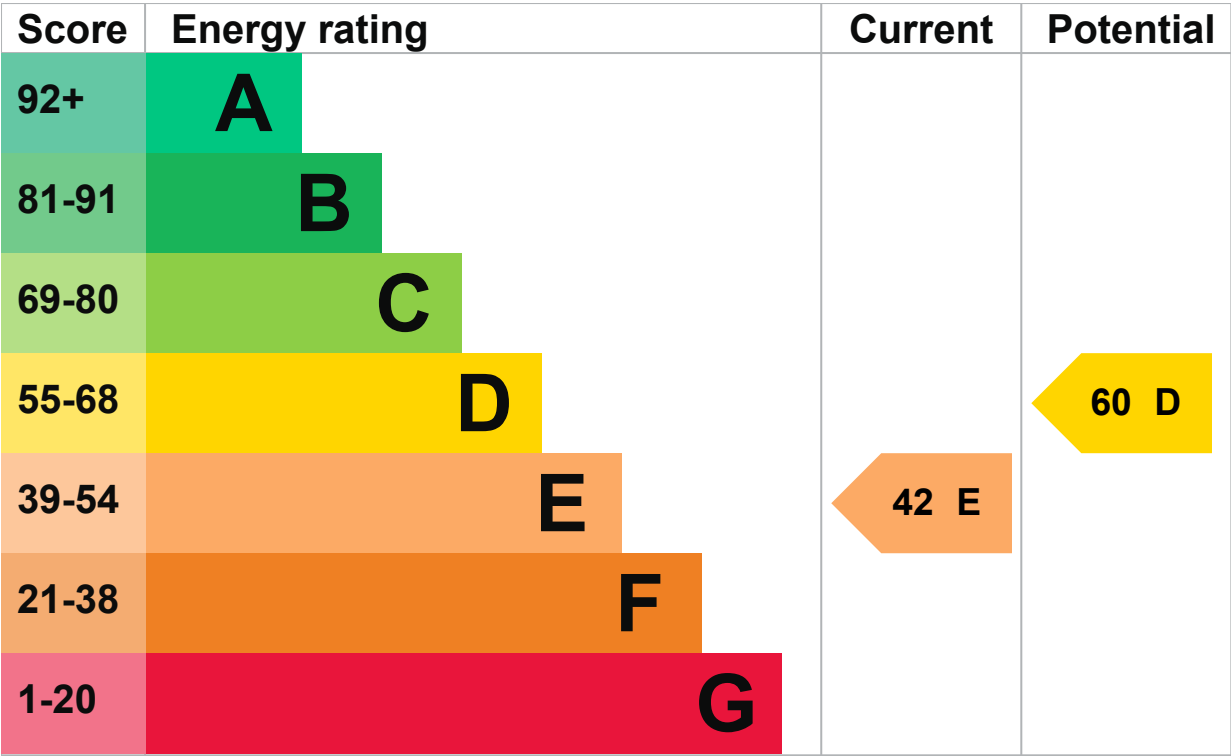
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property’s energy rating is E. It has the potential to be D.

[See how to improve this property’s energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Timber frame, as built, insulated (assumed)	Good
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Pitched, insulated at rafters	Poor
Window	Fully double glazed	Average

Feature	Description	Rating
Main heating	Room heaters, electric	Poor
Main heating control	Programmer and appliance thermostats	Good
Hot water	Electric immersion, off-peak	Poor
Lighting	Excellent lighting efficiency	Very good
Floor	(other premises below)	N/A
Floor	To external air, limited insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	Room heaters, electric	N/A

Primary energy use

The primary energy use for this property per year is 153 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

Smart meters

This property had a **smart meter for electricity** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

[Find out about using your smart meter \(https://www.smartenergygb.org/using-your-smart-meter\)](https://www.smartenergygb.org/using-your-smart-meter)

How this affects your energy bills

An average household would need to spend **£3,905 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £875 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 13,285 kWh per year for heating

- 2,495 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is B. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	2.4 tonnes of CO2
This property's potential production	2.4 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: High heat retention storage heaters and dual immersion cylinder and dual rate meter

Typical installation cost	£2,800 - £5,600
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Typical yearly saving	£875
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Potential rating after completing step 1
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60 D

Advice on making energy saving improvements

[Get detailed recommendations and cost estimates](#)

[Speak to an advisor from Nest](#)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Nest](#)
- Heat pumps and biomass boilers: [Boiler Upgrade Scheme](#)
- Help from your energy supplier: [Energy Company Obligation](#)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Colin Tait
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Telephone	01792 865042
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Email	pontardawe@ctf-uk.com
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Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008727
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	9 September 2026
Date of certificate	11 September 2026
Type of assessment	► RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	8806-7828-4640-8657-2922 (/energy-certificate/8806-7828-4640-8657-2922)
Expired on	24 August 2026



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

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Energy performance certificate (EPC)

9 Francis Street
Brynmill
SWANSEA
SA1 4NH

Energy rating

B

Valid until:

8 September 2036

Certificate number:

5908-5661-8435-9091-5824

Property type

General Assembly and Leisure, Night Clubs, and Theatres

Total floor area

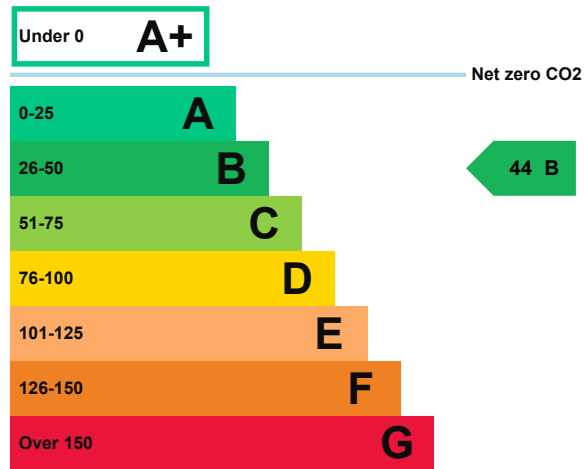
114 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	34 B
If typical of the existing stock	159 G

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	31.39
Primary energy use (kWh/m2 per year)	326

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/4531-2138-1596-6262-8624\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Colin Tait
Telephone	01792 865042
Email	pontardawe@ctf-uk.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008727
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Clee Tomkinson Francis
Employer address	1a Tawe Terrace, Pontardawe, SA8 4ha
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	9 September 2026
Date of certificate	9 September 2026

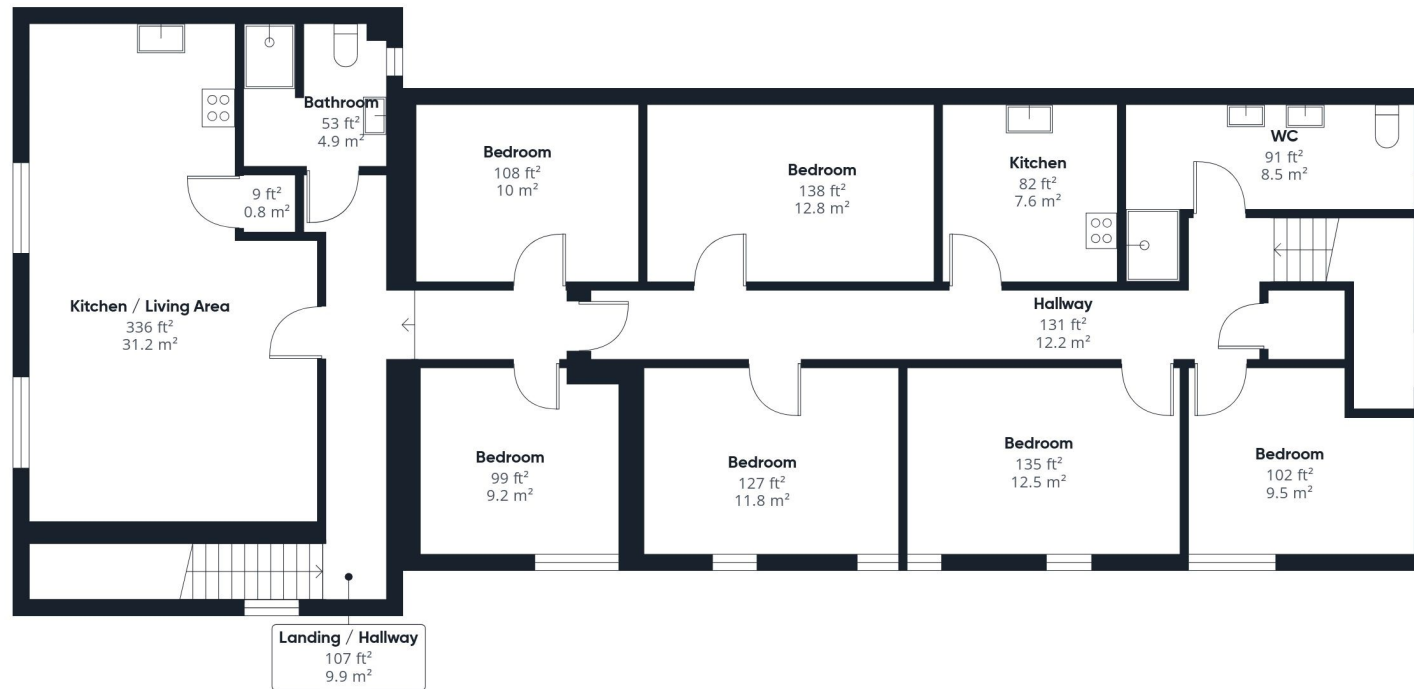


Ground Floor

Approximate total area⁽¹⁾

1645 ft²

152.7 m²



First Floor

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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