

8 Salubrious Passage

Swansea, SA1 3RT

**Rees Richards
& Blyth**

commercial | residential | rural



FOR SALE

541 SQ FT
(50.26 SQ M)

£150,000

Award winning City Centre
Commercial Premises with
Parking

- FREEHOLD
- City Centre Location
- Award Winning Design (1997)
- Split Level with Self Contained Access
- Ideal Owner Occupier / SIPP Purchase
- 2 Parking Spaces

reesrichardsblyth.co.uk

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Summary

Available Size	541 sq ft
Price	£150,000
Rates Payable	£1,857.40 per annum The property is exempt from business rates once SBRR has been applied
Rateable Value	£3,700
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A rare and unique opportunity is available to purchase this historic freehold property, situated off Wind Street on Salubrious Passage and winner of an Architectural Design Award in 1997.

Previously Dylan's Bookstore, this period building is currently occupied by The Lighthouse Clinic, the property is well positioned within the City Centre and could be used for a number of uses subject to the necessary consents.

Location

Salubrious Passage is located in the heart of Wind Street benefitting from a central Swansea location, nearby amenities include the new £135 million Copr Bay Arena, various car parks, SA1, Swansea Bay and the City Centre.

The property is within walking distance from both railway and bus stations and benefit from excellent local amenities in the immediate surrounds. Its location inside the main retail core of Swansea City Centre has attracted a variety of reputable retail, restaurant and office occupiers in close vicinity.

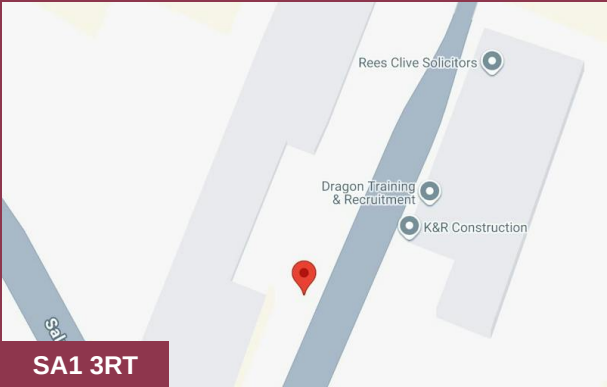
The M4 can be accessed via J47, 7 miles to the North or J42 4 miles to the East.

Specification

- Traditional construction
- Pitched Roof
- Open Plan Layout with Partitioned Walls
- Vaulted Ceiling & Velux Window
- Laminate Flooring
- W.C Facilities
- Electric Heating
- 2 Parking Spaces

Terms

Freehold sale - £150,000



SA1 3RT

Viewing & Further Information



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