

47 The Kingsway

Swansea, SA1 5HG

**Rees Richards
& Blyth**

commercial | residential | rural



FOR SALE

4,887 SQ FT
(454.02 SQ M)

£300,000

Swansea City Centre Investment

- High Yielding City Centre Investment
- Future Redevelopment Potential
- Tenant in occupation since 1996
- Let to Swansea council at £30,000 per annum
- Gross Initial Yield of 8.9%

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Summary

Available Size	4,887 sq ft
Price	£300,000
Rates Payable	£10,291 per annum
Rateable Value	£20,500
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	D (89)

Description

47 The Kingsway is a well-positioned commercial property situated on one of Swansea city centre's principal thoroughfares, offered for sale by way of the long leasehold interest and benefiting from flexible planning consent for use within Classes A1 (Retail), A2 (Financial & Professional Services), A3 (Restaurants & Cafés), B1 (Business) and/or D1 (Non-residential Institutions), making it suitable for a wide range of occupiers.

The property further benefits from an established income stream via an existing underletting, offering a purchaser the opportunity to acquire a versatile, income-producing asset in a prominent and improving city centre location.

Location

The property occupies a prominent position on one of Swansea city centre's principal thoroughfares, close to the Quadrant, Swansea Arena, and benefits from the area's recent £12m public realm transformation, which has delivered pedestrian walkways, cycle routes and green landscaping along The Kingsway.

The location also sits within other inward investment, most notably the nearby 104,000 sq ft 71/72 The Kingsway office, retail and leisure scheme home to occupiers including TUI, IWG and Futures First and the wider £1bn+ city centre regeneration programme covering Copr Bay, Wind Street and Castle Square, making it an increasingly sought-after commercial location.

Specification

- Air Conditioning / Handling System
- Staff Kitchen
- Fire Alarm / Intruder Alarm
- Disabled / Male / Female W/Cs
- Grade II Listed Facade
- Passenger Lift

Viewings

For further information, or if you would like to arrange a viewing, please contact us

Terms

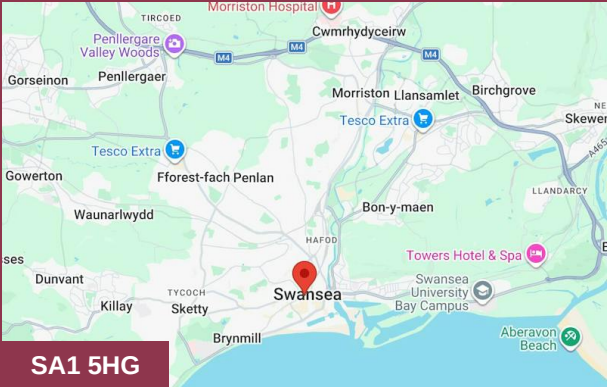
Asking price of £300,000

a purchase at this level reflects a GIA of 8.9%, assuming a net rent of £26,750.

Tenure

The Long Leasehold in the property is available for sale, with a term expiring in March 2136 (c.110 years unexpired). The ground rent is based on 10% of the passing rent, and is reviewed on a 5 yearly basis, currently £3,250 per annum payable.

The Property is sub-let to Swansea Council for a term of 5 years from 29th September 2026 at a passing rent of £30,000 per annum. Annual Tenant only break clauses are contained within the lease.



Viewing & Further Information



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