

14 UNION STREET SWANSEA | SA1 3EF

HUNT & THORNE
CHARTERED SURVEYORS



FREEHOLD RETAIL FOR SALE

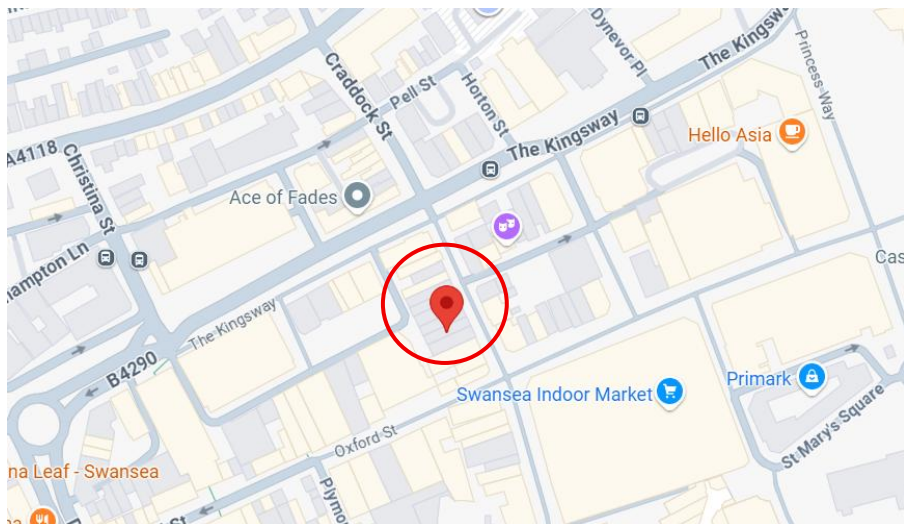
- TWO-STOREY PROPERTY LOCATED IN A PRIME RETAIL PITCH
- SUITABLE FOR OWNER OCCUPIERS OR INVESTORS
- GROUND FLOOR SALES AREA OF 726 SQ FT (TOTAL FLOOR AREA 1,511 SQ FT OVER TWO FLOORS)
- ASKING PRICE: OFFERS IN THE REGION OF £350,000

LOCATION

The property is located in a prime retail pitch in Swansea City Centre on Union Street which connects to the Kingsway to the north and Oxford Street to the south.

The location benefits from excellent transport links as would be expected for a city centre surrounded by the ongoing major redevelopments in Swansea City Centre.

The property is in the direct vicinity of Swansea City Market and The Quadrant Shopping Centre located in the heart of Swansea, housing many major retailers.



DESCRIPTION

The property comprises a two-storey terraced property set to retail and storage accommodation to the ground floor and storage/staff facilities to the upper floors. Access is provided at the front and rear at ground floor level. There is a secure rear yard suitable for parking one vehicles.

ACCOMMODATION

	SQ M	SQ FT
Ground Floor Sales Area	67.44	726
Ground Floor Store/Anc.	18.60	200
First Floor	54.39	585
Total	140.43	1,511

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

RATEABLE VALUE

£24,250

UBR for Wales 2025/26 is 56.8p in the £.

TENURE

We are advised that the property is held freehold.

ASKING PRICE

Offers in the region of £350,000.

VAT

We are advised that the property is not elected for VAT

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

matthew@huntandthorne.com

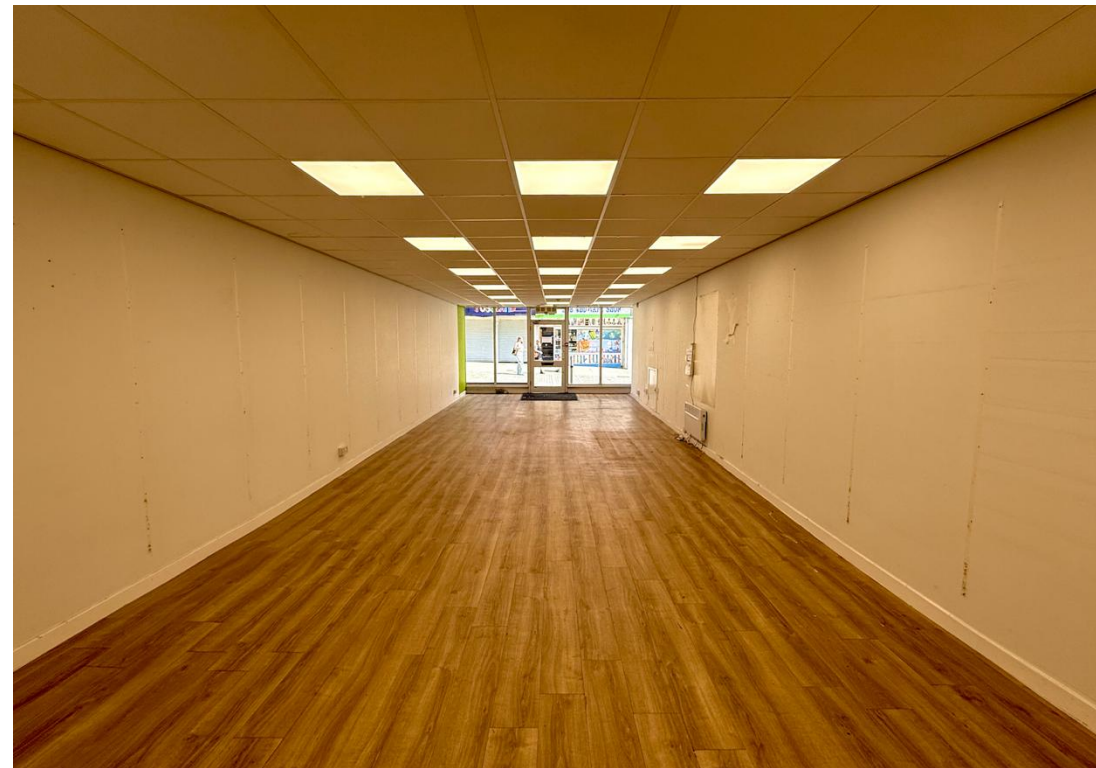
07825 372503

August 2025

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