

1-4, The Kingsway

| Swansea | SA1 5JQ |

Lambert
Smith
Hampton

OPPORTUNITY SUMMARY

- ✓ Quoting £850,000
- ✓ Current income of £134,388 per annum
- ✓ Multi-let Building with the opportunity to generate further income
- ✓ 1,814 sq m (19,526 sq ft) NIA
- ✓ Prominent city centre location

INVESTMENT FOR SALE

Location & Situation

○ Swansea is the second largest city in Wales after Cardiff with a population of 246,563 according to a survey carried out by The Office for National Statistics in 2020.

○ The city offers good transport links to the M4 Motorway and is served by J42 to J47. The train station also offers direct routes to Cardiff, Bristol, Swindon, Reading and London.

○ The property itself is situated within Swansea City Centre in a mixed use area but predominantly made up of commercial units with uses including B1, A1 and A3. There are a number of individual and national occupiers, some of the national tenants include Whetherspoons, Tesco Express and Halifax. There are number of developments being constructed in the immediate area which include 71-72 The Kingsway, a new high-tech office development offering circa 114,000 sq ft of office space.



Site

We understand that the total site area extends to 1,814 sq m (19,526 sq ft) NIA.



Ground Floor-Gymnasium



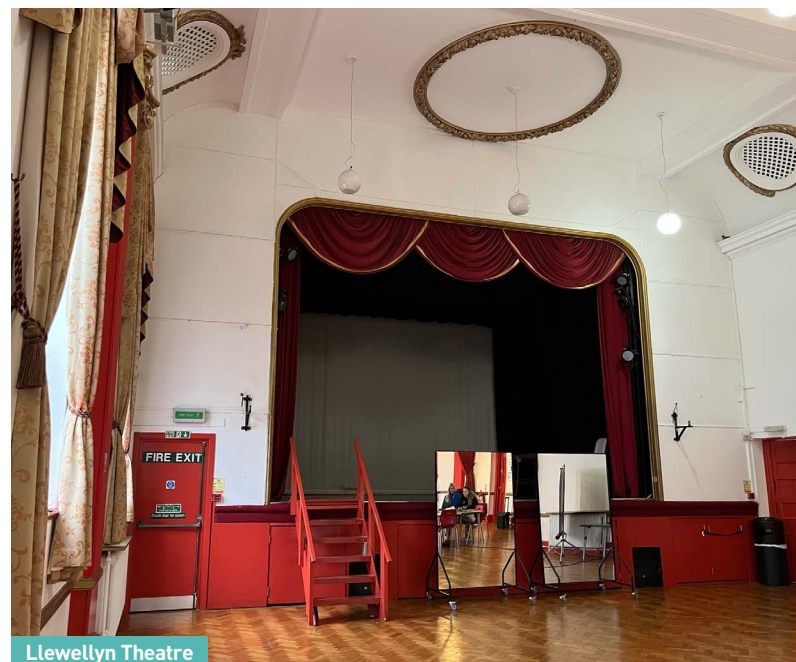
Description

A substantial detached grade II Listed building constructed in 1913 and comprised over four storeys. The property is of brick external face with stone surround, the windows are generally single glazed with timber frame sash windows. There are also two self-contained commercial units on the ground floor which can be accessed off The Kingsway, these comprise an A3 unit and a former day nursery. The main entrance to the subject is also off The Kingsway and comprises an entrance hallway, a gymnasium, ancillary space, office accommodation and access to the passenger lift and stairs.

The first floor comprises office accommodation, a dance studio and ancillary space and access to the Llewellyn Hall Theatre. The second floor comprises further office accommodation and ancillary space with the third floor offering further office accommodation with a sports hall. There are W.C and staff facilities on each floor.



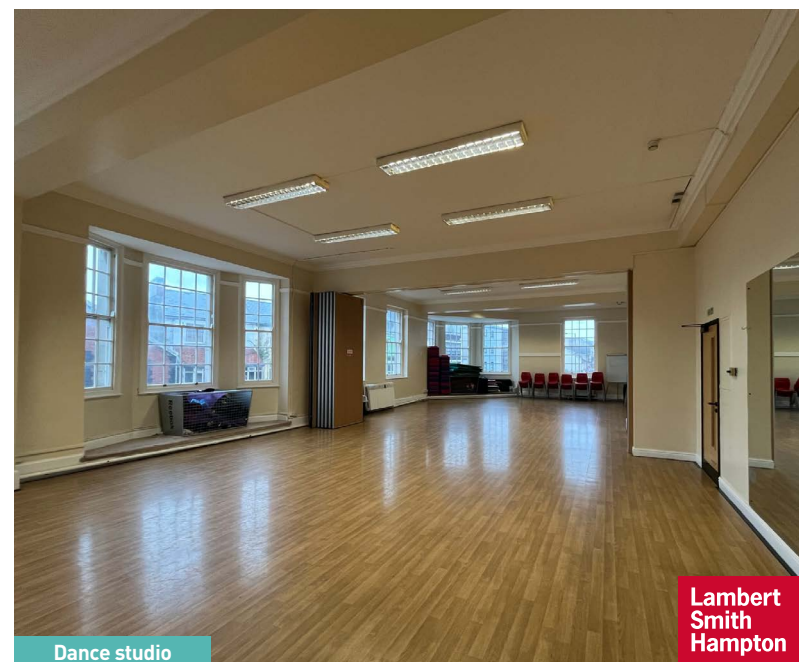
Classroom/Office



Llewellyn Theatre



Day Nursery



Dance studio

Further Information

Accommodation

The Gross Internal Area (GIA) is as follows:

Floor	Accommodation	Sq Metres	Sq Feet
Self-contained ground floor unit	A3 Unit	89.6	964
Self-contained ground floor unit	Day nursery	232.7	2,505
Ground Floor	Offices, gymnasium	253	2,723
First	Offices, theatre, staff area	443.2	4,771
Second	Offices	345.2	3,716
Third	Offices, sports hall	450.3	4,847
Total Net Internal Area:		1,814 sq m	(19,526 sq ft)

Let to multiple occupiers on an all inclusive basis. A copy of the tenancy schedule is available upon request. In addition there are multiple areas that could be advertised as available to let which will generate further income.

The current rental income generated is **£134,388 per annum** and is subject to increase with a new agreed lease to the YMCA over part of the building on sale of the property, full terms to be agreed with the perspective purchaser.

Business Rates

As stated on the VOA website the Rateable Value for the subject premises is as follows:

UBR for Wales for 2023/2024 is 0.535

Address	Band
YMCA Building	£40,250
Schoolhouse Daycare Unit	£19,750
D'lish Café at YMCA	£10,000

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

VAT

VAT is not applicable on this transaction.

Energy Performance Certificate

1 The Kingsway: C(57)

2 The Kingsway: B(48)

3-4 The Kingsway D(81)

Tenure

We understand the Multi-let Building is held freehold under title **CYM31992**.

PROPOSAL

We are seeking offers for the **Freehold interests**, subject to contract. Quoting **£850,000 (Eight Hundred Fifty thousand Pounds)**.



Self-contained ground floor - A3 Unit

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Contacts

Viewing strictly by prior appointment, please contact:

Charlotte Miller

M: 07590 491 877

E: CMiller@lsh.co.uk

Rachel Bassett

M: 07887 792 790

E: RBassett@lsh.co.uk

**Lambert
Smith
Hampton**

lsh.co.uk

Axis 17 Axis Court,
Mallard Way Swansea Vale,
Swansea, SA7 0AJ
Office: 0179 270 2800



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