

FOR SALE

RESTAURANT WITH RESIDENTIAL (A3 & C3 USE CLASS)

Pantygwydr Hotel, Oxford Street,
Swansea, SA1 3JA



- LARGE PROMINENT CORNER BUILDING ARRANGED OVER THREE FLOORS (PLUS BASEMENT)
- IMMEDIATE PROXIMITY TO ESTABLISHED AMENITIES WITHIN SWANSEA CITY CENTRE
- 431.63 SQ.M (4,646.06 SQ. FT.) ARRANGED OVER FOUR FLOORS
- CURRENTLY OCCUPIED FOR USE AS AN LONG-STANDING FULLY FITTED RESTAURANT WITH INTEGRAL OWNER'S ACCOMMODATION
- POTENTIAL FOR MIXED USE/ RESIDENTIAL DEVELOPMENT (SUBJECT TO THE NECESSARY STATUTORY CONSENTS)

OFFERS IN THE REGION OF
£325,000

LOCATION

The property occupies a prominent position, fronting Oxford Street in Swansea City Centre.

All usual amenities/ facilities are within easy reach, Swansea City Centre being less than 1 mile. Swansea University is located approximately 2 miles away.

Occupiers within the immediate vicinity include predominantly low rise residential housing, supported by a small number of tertiary commercial uses such as independent retail units, licensed premises and smaller wholesale/ storage units.

The area benefits from a steady flow of pedestrians and vehicular traffic, making it highly visible and accessible for both residential and commercial tenants. Surrounded by a mix of traditional terraced housing, independent shops and emerging developments.

We therefore advise that the subject premises is located within an area which is considered to be sought after and suitable for development (subject to obtaining the necessary statutory consents).

DESCRIPTION

The property comprises a substantial size end terraced mixed use premises, measuring approximately **431.63 sq.m (4,646.06 sq. ft.)** in total, which is situated along a prominent corner position fronting Oxford Street and Richardson Street, within Swansea city centre.

The building features a classic late-Victorian layout, with a strong corner frontage and symmetrical façades that give it a distinctive presence within the surrounding streetscape. The ground floor is typically arranged around a central bar area, with separate lounge and public bar spaces branching off to either side, each designed to accommodate different social atmospheres. Large windows provide natural light to the main bar areas, while the interior often features period details such as wood panelling, decorative cornices and solid wood flooring.

The upper floors of the Pantygwydr Hotel historically served as private accommodation or guest rooms, accessed by an internal staircase from the main bar area. These rooms are arranged along a simple corridor layout, making efficient use of the building’s footprint. Ancillary spaces such as kitchens, storage areas, and staff facilities are typically located to the rear, alongside access to an external yard or delivery area.

The overall layout reflects the building’s dual function as both a social venue and a residence, with clear separation between public and private zones while maintaining a cohesive, compact design that complements its urban corner site.

Its flexible internal layout also makes it highly suitable for redevelopment (subject to obtaining the necessary planning consents) as its clear structural divisions and spacious floor plan allow for a variety of adaptive uses. The premises corner position and multiple access points enhance its adaptability, enabling separate entrances for different uses and efficient circulation. With its solid construction, generous ceiling heights and distinctive character features, the Pantygwydr Hotel provides a strong foundation for a mixed-use redevelopment that could preserve its heritage value while meeting contemporary urban living and business needs.

ACCOMMODATION

The subject property affords the following approximate areas:

Description	Floor Areas	
Ground Floor (NIA)	158.78 sq.m	1,709.10 sq. ft
First Floor (GIA)	134.36 sq.m	1,446.25 sq. ft
Second Floor (GIA)	86.11 sq.m	926.89 sq. ft.
Basement (NIA)	52.38 sq.m	563.81 sq. ft.
Totals	431.63 sq.m	4,646.06 sq. ft.

RATES

According to the Valuation Office Agency (VOA) website, the Rateable Value for the subject premises is as follows.

Rateable Value (2023): **£12,250**

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025-26 the multiplier will be 0.568.

The residential accommodation is rated separately, which is currently classified as **Council Tax Band B**. The Local Authority Reference Number is 3707215610004800.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

Please be advised that VAT will be applicable to this transaction at 90% of the agreed purchase price.

All figures quoted are exclusive of VAT.

TERMS & TENURE

We advise that the subject premises is held Freehold to be sold with vacant possession.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

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GROUND FLOOR

Shed

Kitchen

- Sink
- Fridge
- Table
- Grill
- Fryer
- Oven
- Stock pot
- Gas burner
- Wash
- Washing Machine
- Table & Shelves
- Pol Wash
- Walk in fridge
- Chest FZ
- Refr. Unit

Gents

Ladies

Servery

Open Yard

Level of air/s of ceiling to Song centers, plasterboard work in progress

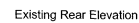
Legend:

- Toilet
- Sink



Architectural drawing of the First Floor. The plan includes the following rooms and features:

- Rooms:** Dining, Lounge, Kitchen, Office, Wc, Void, Bedroom (top), Bedroom (bottom), Lift.
- Entrances:** Porch (top left), Terrace (bottom left).
- Staircase:** Central staircase with an arrow pointing down.
- Other Features:** A large rectangular area at the top, possibly a garden or terrace, and a small rectangular area at the bottom right, possibly a garden or terrace.



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