

83 NEWTON ROAD
MUMBLES | SWANSEA | SA3 4BN

HUNT &
THORNE
CHARTERED SURVEYORS

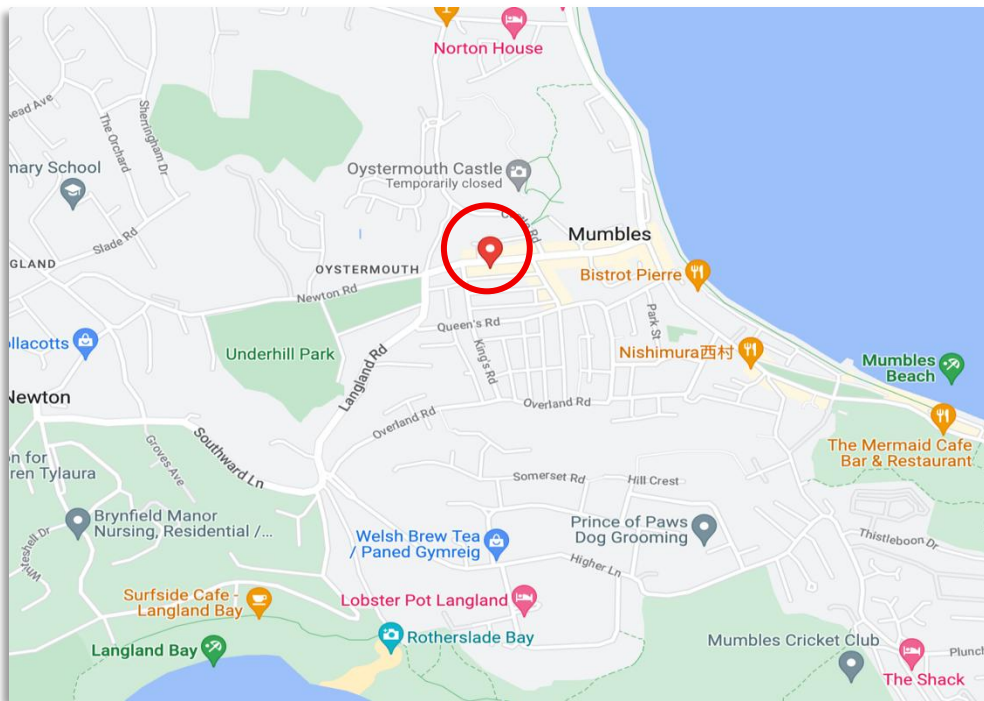


RETAIL PREMISES
FOR SALE

- RARE OPPORTUNITY TO PURCHASE A RETAIL PREMISES
- POSSIBLE CONVERSION TO RESIDENTIAL ON UPPER FLOORS (STANC)
- 128.87 SQ M (1,388 SQ FT)
- OFFERS IN THE REGION OF £325,000

LOCATION

The property fronts the upper part of Newton Road, within the popular residential suburb of Mumbles, Swansea. Mumbles is located approximately 4 miles west of Swansea City Centre. Mumbles is the home to retails such as M&S, Tesco Express, Greggs, Joes Ice Cream and Peacocks.



DESCRIPTION

A terrace retail unit set on three floors, comprising of a three storey main building, a two-storey rear addition and two further single storey additions. Two car parking spaces exist to the rear of the property on a stack system.

ACCOMMODATION

Ground Floor		
Front retail area:	34.20 sq m	(368 sq ft)
Rear retail area:	21.97 sq m	(237 sq ft)
Store:	5.66 sq m	(61 sq ft)
First Floor		
Front room:	18.82 sq m	(203 sq ft)
Middle room:	11.20 sq m	(121 sq ft)
Kitchen:	6.68 sq m	(72 sq ft)
Second Floor		
Front room:	19.15 sq m	(206 sq ft)
Rear room:	11.19 sq m	(120 sq ft)
Total:	128.87 sq m (1,388 sq ft)	

RATEABLE VALUE

£11,250

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

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 9LA

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TENURE

We have been informed the property is held freehold.

ASKING PRICE

Offers in the region of £325,000.

EPC

To be provided.

VAT

Our client reserves the right to charge vat on the sale price.

LEGAL COSTS

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

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

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

JASON THORNE

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MATTHEW SIMS

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07825 372503

MAY 2024

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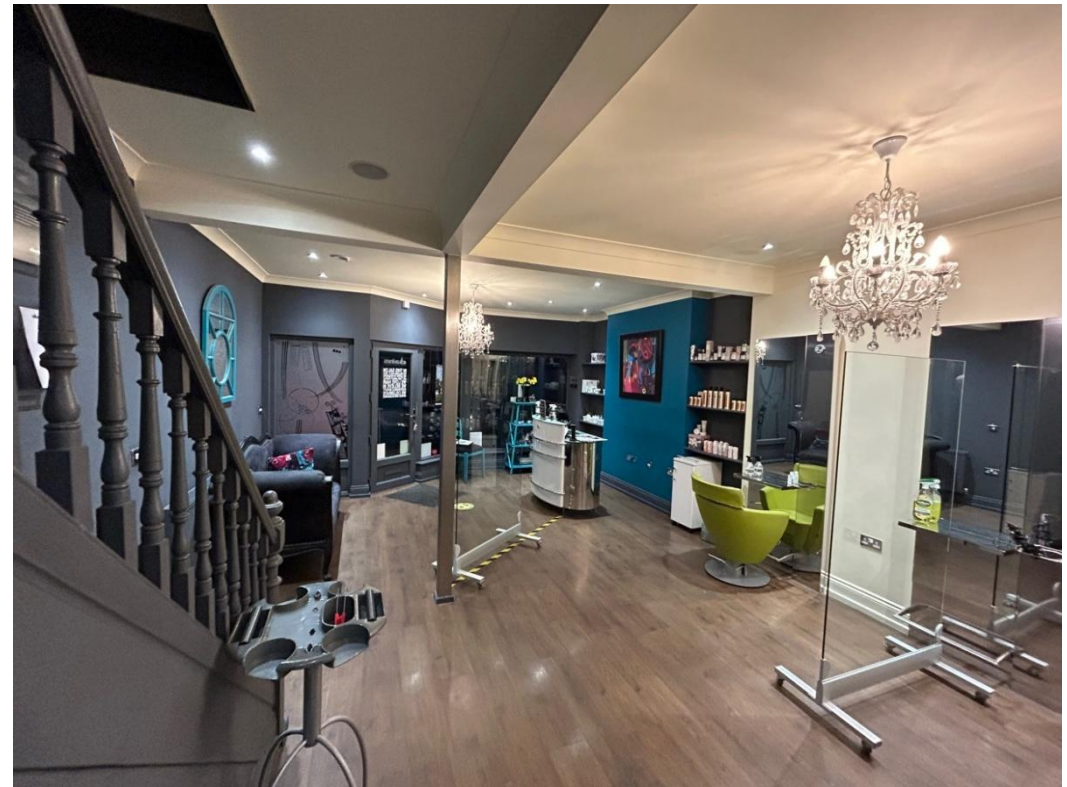
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