

Sales Particulars



Development Opportunity

Swansea City Centre Ref: MS 494



Price
Leasehold: £150,000

Opportunity: Arrow Business Sales are pleased to offer for sale this long leasehold property in the centre of Swansea available for redevelopment. The property would suit conversion to 6 one bedroom flats, possibly student accommodation. The asking price includes existing leasehold that is taken by a food outlet on a rent of £18,000pa with 3 year reviews on a lease with 13 years remaining.

We are informed that grants can be available for 45% of the build costs or £20,000 per flat and planning permissions will be looked on favourably

The property has 3 phase electrical supply and mains gas is available.



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Email: enquiries@arrowproperty.co.uk

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Location: Located in the centre of Swansea close to shops and offices. Swansea is at present undergoing extensive redevelopment including greatly increasing the accommodation available in the city centre. Due to the recent University expansion, the demand for student accommodation has increased substantially.

Property: The property is located on the first floor and second floor of this prominent building occupying a corner plot and accessed from street level via a door and stairs up. There is space for a lift to be installed if required.

Tenure:

Long Leasehold until 2050

Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **0333 1234 311** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the long leasehold and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund the purchase of these types of businesses.

Disclaimer: Please Note: The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.





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