

# FOR SALE

RETAIL/ OFFICE WITH 6 BED HMO

67 Walter Road, Swansea, SA1 4PT



- A FULLY LET (GRADE II LISTED) LARGE FIVE-STOREY MIXED USE INVESTMENT
- GROUND FLOOR RESTAURANT/ TAKEAWAY WITH SELF-CONTAINED BASEMENT OFFICES
- 6 BEDROOM HMO ARRANGED OVER THE UPPER FLOORS
- CURRENT RENT PASSING OF £30,500 PER ANNUM

OFFERS IN THE REGION OF  
**£395,000**

**LOCATION**

Walter Road is located along the periphery of the Swansea City Centre, which is less than ½ mile distant. All expected services and amenities are within easy reach. The Walter Road area of Swansea is the traditional professional district. The Victorian housing stock has, in the main, historically been converted into offices. There are also some retail users and some of the properties in the vicinity have more recently been converted into Housing in Multiple Occupation.

Swansea is a waterfront City and is the economic centre of the South West Wales region. It has a modern service sector dominated economy and is home to a wide range of national and international companies. The population of the City and County of Swansea is currently estimated at 239,000 (2001 Census) 8% of the total population of Wales. The City has good road and rail links and is connected to the motorway network via the M4.

**DESCRIPTION**

The subject property comprises a partly let, Grade II Listed, five-storey mixed use investment situated within an established city centre location.

Internally the premises accommodates a ground floor retail unit, which is currently occupied for use as an Indian restaurant and takeaway. The main sales benefits from an entrance reception and bar area to the front, which extends further to the rear to accommodate an open restaurant area, providing additional seating for approximately 40 covers in total.

The basement, which can be accessed independently to both the front and rear elevations over a number of concrete steps, comprises office accommodation arranged over a split level.

The remaining accommodation arranged over the first, second and third floors comprises a self-contained 6 bedroom House in Multiple Occupation (HMO), which is supported by communal kitchen, shower, bathroom and w.c. facilities.

Externally, the premises benefits from an open yard area to the rear, providing designated parking for approximately 4 vehicles.

**ACCOMMODATION**

The subject premises affords the following approximate dimensions and areas:

**Restaurant**

**Net Internal Area 102.01 sq.m (1,098.03 sq. ft.)**

**GROUND FLOOR**

Bar/ Servery 39.97 sq.m (430.23 sq. ft.)  
*comprising various seating for approximately 8 covers, with immediate access to.*

Ladies and Disabled W.C. Facilities

Restaurant 43.64 sq.m (469.74 sq. ft.)  
*comprising various free standing seating for approximately 40 covers, door to..*

Catering Kitchen 13.85 sq.m (149.08 sq. ft.)

**BASEMENT**

*accessed off the main restaurant area to the rear, with stairs to.*

Store Room 4.54 sq.m (48.86 sq. ft.)

Gents W.C. Facilities

**Office**

**Net Internal Area 91.98 sq.m (990.07 sq. ft.)**

**BASEMENT**

Reception 14.75 sq.m (158.76 sq. ft.)  
*accessed independently to the front via a number of concrete steps, with door to.*

Office Area 1 21.80 sq.m (234.65 sq. ft.)  
*fitted with a based unit incorporating sink drainer unit, with steps up to.*

Office Area 2 49.54 sq.m (533.24 sq. ft.)  
*with door to rear courtyard/ parking area, door to.*

W.C. Facilities

**6 Bedroom HMO**

**Gross Internal Area 153.86 sq.m (1,656.14 sq. ft.)**

**GROUND FLOOR**

Entrance Foyer  
*accessed off the main pedestrian walkway to the front, with internal staircase to.*

**FIRST FLOOR**

Gross Internal Area 59.86 sq.m (644.41 sq. ft.)

Landing  
*with doors to.*

Bedroom 1 (Front) 2.93m x 4.12m

Bedroom 2 (Front) 3.61m x 3.19m

Communal Shower Enclosure  
*with electric shower unit*

Communal Kitchen 4.39m x 4.25m

**SECOND FLOOR**

Gross Internal Area 58.20 sq.m (626.50 sq. ft.)

Landing

Bedroom 3 (Rear) 4.25m x 4.32m

Bedroom 4 (Front) 3.59m x 4.23m

Communal Shower Room  
*fitted with a three piece suite comprising a shower enclosure with electric shower unit, W.C. and wash hand basin.*

**THIRD FLOOR**

Gross Internal Area 35.80 sq.m (385.37 sq. ft.)

Landing

Bedroom 5 4.39m x 5.40m

Bedroom 6 (Front) 3.77m x 2.89m

**RATES**

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

**Ground Floor: £10,750 (Rateable Value)**

**Basement: £2,600 (Rateable Value)**

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From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2021-22 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2020. Rates relief for small business with a rateable value up to £6000 will receive 100% relief and those with a rateable value between £6,001 and 12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

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](http://www.voa.gov.uk).

Based on the information collated within the Council Tax Valuation List, the 6 bedroom HMO is rated under Council Tax Band B.

### VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (where applicable).

### TERMS & TENURE

The premises is available Freehold subject to the lease details enclosed herein.

### VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**

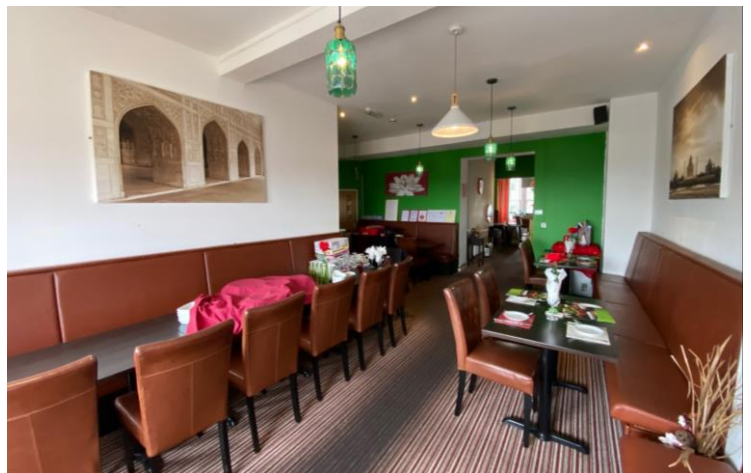
**Tel: 01792 479 850**

**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**



### TENANCY SCHEDULE

Tenant	Lease Details	Current Rent	Accommodation		
Mashuk Ali and Maruf Ali	Let for a term of 10 years from 17 <sup>th</sup> November 2014. Part of this Lease has been surrendered and provisions have been varied by a Deed of Surrender of Part and Variation, dated 2 December 2016.	£10,000 pa	<b>GROUND FLOOR</b>		
			Sales	83.61 sq.m	899.97 sq. ft.
			Ancillary	13.85 sq.m	149.08 sq. ft.
			<b>BASEMENT</b>		
			Storage	4.54 sq.m	48.86 sq. ft.
Group Tenancy with Private Individuals	Let on a standard Assured Shorthold Tenancy (AST) agreement.	£15,000 pa	<b>FIRST FLOOR</b>		
			Bedrooms 1-2	59.86 sq.m	644.41 sq. ft.
			<b>SECOND FLOOR</b>		
			Bedrooms 3-4	58.20 sq.m	626.50 sq. ft.
			<b>THIRD FLOOR</b>		
			Bedrooms 5-6	35.80 sq.m	385.37 sq. ft.
Rock Quantity Surveyors Ltd	Let for a term of 12 months from June 2022	£5,500 pa	<b>BASEMENT</b>		
			Offices	91.98 sq.m	990.07 sq. ft.



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Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: [commercial@astleys.net](mailto:commercial@astleys.net). Website: [www.astleys.net](http://www.astleys.net).

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