

FOR SALE
MIXED USE INVESTMENT

34 St Helens Road, Swansea, SA1 4AY



- A FULLY LET, LARGE FOUR-STOREY MIXED USE INVESTMENT
- GROUND FLOOR RETAIL UNIT WITH BASEMENT ACCOMMODATION
- 4 BEDROOM HMO ARRANGED OVER THE UPPER FLOORS
- PASSING RENT OF £23,532 PA, WITH EFFECT FROM 1ST JULY 2022

OFFERS IN THE REGION OF
£275,000

LOCATION

The subject premises is located along a prominent main road, situated directly off St Helens Road, which is one of the main arterial routes leading to Swansea City Centre.

St Helens Road is located along the periphery of the Swansea City Centre, which is less than $\frac{1}{2}$ mile distant. All expected services and amenities are within easy reach.

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 fully let, four-storey, mixed use investment situated within an established city centre location.

Internally the premises accommodates a ground floor retail unit and basement, which is currently occupied for use as print shop, T/A Pontaprint. The main sales benefits from a standard recessed sales display entrance to the front. The main sales area is also supported by ancillary accommodation to the rear, to include a small office, staff area and w.c. facilities. The basement, which can be accessed directly off the main sales area to the rear, accommodates various store rooms.

The remaining accommodation arranged over the first and second floors comprises a self-contained 4 bedroom House in Multiple Occupation (HMO), which is supported by communal kitchen, shower, bathroom and w.c. facilities. The 4 bedroom HMO can also be accessed independently to the front, directly off the main pedestrian walkway.

The self-contained residential accommodation also has the potential to be converted to a 5 bedroom HMO, subject to the necessary statutory consents.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

Retail Unit

Net Internal Area: **59.99 sq.m (645.73 sq. ft.)**

GROUND FLOOR

Sales Area: 44.05 sq.m (474.24 sq. ft.)

Shop Depth: 9.94m (32'7")

Internal Width: 4.70m (15'5")

Sales (ITZA): 35.56 sq.m (382.76 sq. ft.)

Ancillary: 15.94 sq.m (171.59 sq. ft.)
comprising a small office room and staff room, with access to.

W.C. Facilities

BASEMENT

Net Internal Area: **53.38 sq.m (574.58 sq. ft.)**

accessed off the main sales area to the rear, with stairs to.

Print Room: 25.76 sq.m (277.28 sq. ft.)

| | | |
|---------------|--|------------------|
| Store Room 1: | 13.31 sq.m | (143.26 sq. ft.) |
| Store Room 2: | 8.86 sq.m | (95.36 sq. ft.) |
| Store Room 3: | 5.45 sq.m | (58.66 sq. ft.) |
| | <i>with sink drainer, access to rear enclosed courtyard.</i> | |

4 Bedroom HMO

Gross Internal Area: **124.40 sq.m (1,339.04 sq. ft.)**

GROUND FLOOR

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

FIRST FLOOR

Gross Internal Area: **62.20 sq.m (669.53 sq. ft.)**

Landing
with doors to.

Communal Lounge: 5.96m x 4.40m

Bedroom 1: 3.35m x 4.26m

Communal Kitchen: 2.93m x 3.41m
fitted with a range of wall and base units incorporating sink drainer.

SECOND FLOOR

Gross Internal Area: **62.20 sq.m (669.53 sq. ft.)**

Landing
with doors to.

Bedroom 2: 3.36m x 4.32m

Bedroom 3: 3.03m x 4.40m

Bedroom 4: 2.51m x 3.38m

Communal Bathroom
fitted with a four piece suite comprising shower enclosure with electric shower unit, bath, w.c. and wash hand basin, housing wall mounted gas fired combination boiler.

RATES

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

Rateable Value (2017): £8,300

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.

Based on the information collated within the Council Tax Valuation List, the 4 bedroom HMO is rated under Council Tax Band C.

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.

TENANCY SCHEDULE

Retail Unit (Ground Floor and Basement):

Let initially for a term of 7 years from 25th September 2014 at a current rent passing of £10,200 per annum (exclusive). We have therefore been informed that the Tenant is currently holding over, which is currently held on a periodic tenancy.

4 Bedroom HMO (First and Second Floors):

Currently let on standard individual Assured Shorthold Tenancy (AST) agreements. The current rent passing is £1,169 per calendar month. Please be advised that a new effective group tenancy has been agreed, with effect from 1st July 2022 for a term of 12 months, based on an agreed rent of £13,332 per annum. This this equates to £303 per calendar month per room, with half rent being paid in July and August.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

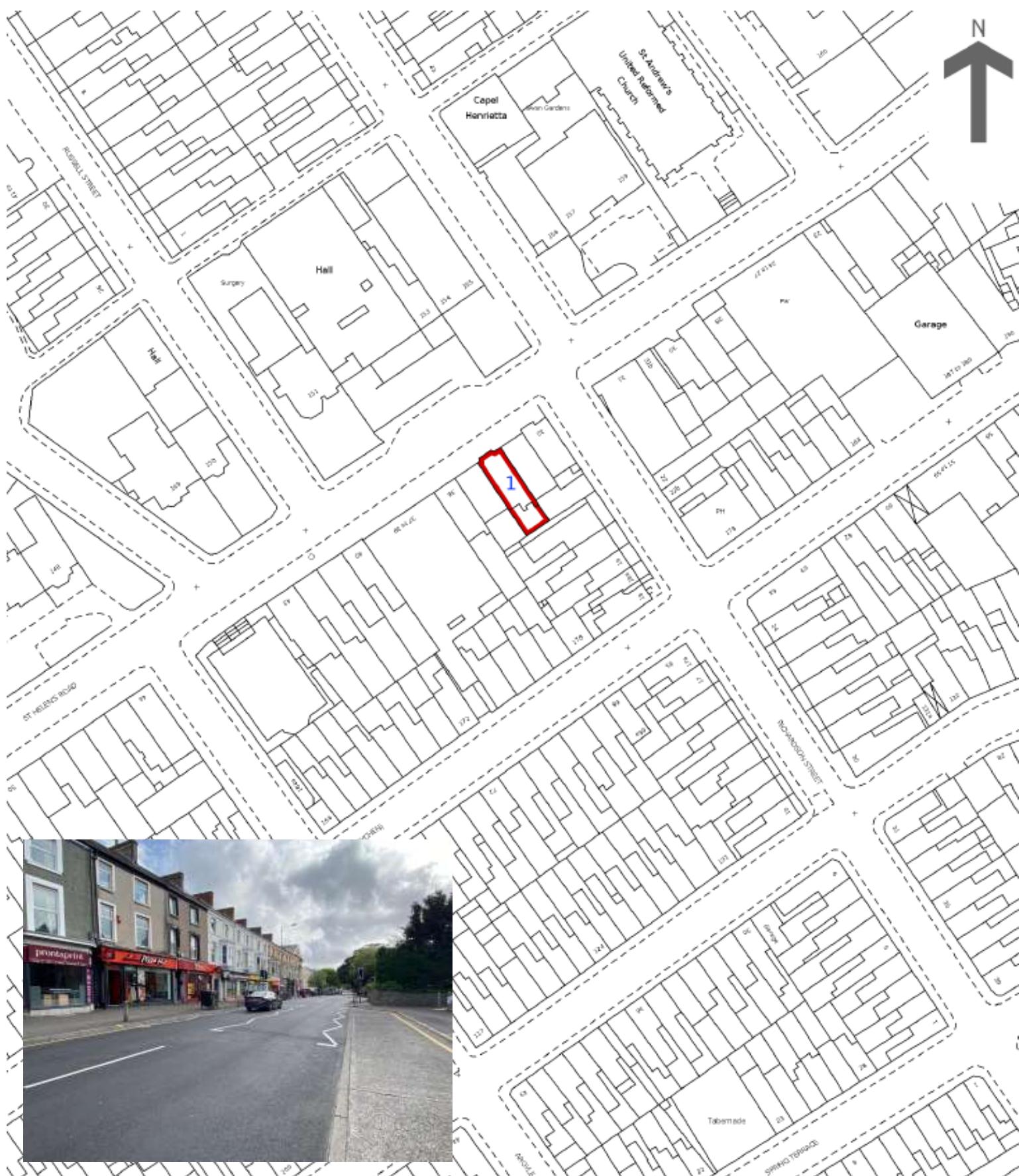
Email: commercial@astleys.net



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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. Website: www.astleys.net.

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