

FOR SALE

LARGE OFFICE BLOCK/ DEVELOPMENT SITE (STP)

Moorgate House, 5 & 6 Christina Street and
21-23 Mansel Street, Swansea, SA1 4EW



- PRIME SITE AND LARGE OFFICE BLOCK ARRANGED OVER FOUR FLOORS
- DESIGNATED PARKING LOT WITHIN A DENSELY POPULATED CITY CENTRE LOCATION
- NET INTERNAL AREA – 641.57 SQ.M (6,906.02 SQ. FT.)
- SITUATED WITHIN A SITE AREA OF APPROXIMATELY 0.184 ACRE (0.075 HECTARE)
- POTENTIAL FOR HIGH RISE DEVELOPMENT (SUBJECT TO THE NECESSARY STATUTORY CONSENTS)
- PROMINENT CONER POSITIONED ALONG A BUSY THOROUGHFARE

OFFERS IN EXCESS OF
£625,000

LOCATION

The property occupies a prominent position, located on the corner of Mansel Street and Christina Street in Swansea City Centre.

Swansea City Centre and furthermore the immediate vicinity is currently undergoing a programme of regeneration, with Swansea Council currently in the process of creating a new hi-tec office development in the former Oceania Nightclub site, along 71 & 72 The Kingsway (approximately 50 metres away). The scheme will feature flexible core working and office opportunities for innovative tech, digital and creative sector business. The former Barclays Bank premises at 69 & 70 The Kingsway will also be transformed into new style flexible works space.

DESCRIPTION

The property comprises a substantial office premises, equating to approximately **641.57 sq.m (6,906.02 sq. ft.)** in total, which were formerly four separate buildings, i.e. Nos. 5 & 6 Christina Street and Nos. 22 & 23 Mansel Street. These properties have been altered and extended and are now interconnecting and occupied for use as professional offices.

The buildings occupy the majority of the site, however there is onsite parking for between 8 to 10 cars which is accessed off Christina Street and extends under the walkway to the rear yard.

The subject premises is also located along a prominently corner position, fronting the main intersection and thoroughfare, linking Mansel Street and Christina Street with The Kingsway and the immediate city centre catchment area.

The subject premises is located within a site area of approximately **0.184 acre (0.075 hectare)**, which has the potential for a high rise mixed use development (subject to the necessary statutory consents). We therefore advise that all proposed conditional offers will be considered (subject to contract).

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

Property	Floor Area (NIA) sq.m. (sq.ft.)	Floor Area (IPMS3) sq.m. (sq.ft.)
5 Christina Street	202.45 (2,179.22)	202.45 (2,179.22)
6 Christina Street	190.63 (2,052)	193.73 (2,085.68)
23 Mansel Street	84.99 (914.85)	84.99 (914.85)
22 Mansel Street	76.95 (828.31)	76.95 (828.31)
21 Mansel Street	86.55 (931.65)	86.55 (931.65)
TOTALS	641.57 (6,906.02)	644.70 (6,939.72)

RATES

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

6 Christina Street: £28,750
21 Mansel Street: £5,200

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2023-24 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 £6,000 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.

VAT

We have been advised that VAT is not applicable to this transaction.

TERMS & TENURE

The subject premises is available Freehold with vacant possession, which will be subject to the re-site of their existing practice to an alternative location (business to be unaffected).

VIEWING

By appointment with Sole Agents:

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



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