

# TO LET

PROPOSED CAFÉ (STP)

SWISS COTTAGE, SINGLETON PARK,  
SWANSEA, SA2 8PY



- A GRADE II LISTED FORMER DWELLING WITHIN A POPULAR PUBLIC AREA
- FULL REFURBISHMENT REQUIRED – RENT FREE PERIODS OFFERED TO OFFSET REFURBISHMENT COSTS
- CHANGE OF USE TO A3 IS REQUIRED FOR THE DESIRED USE AS A CAFÉ/ TEA ROOM
- IMMEDIATE PROXIMITY TO POPULAR BOTANIC GARDENS (CIRCA 90,00 VISITORS PA)

OFFERS INVITED

# £10,000 PA

# SWISS COTTAGE, SINGLETON PARK, SWANSEA, SA2 8PY

## LOCATION

Situated within a Conservation Area within the Historic Park and Garden comprising Singleton Park, Sketty, adjoining the Botanic Gardens and the site of a former refreshment kiosk. Swansea University campus is approximately 0.5 Km distant, Sketty Cross approx 1/2 Km, Bishop Gore School approx. 400 m and Swansea City Centre approx 2.5 Km.

The property is accessible to the public on foot only although service vehicles would be permitted.

## DESCRIPTION

On behalf of the City & County of Swansea Local Authority we offer to let a Grade II Listed building recently externally refurbished after fire damage. Total internal refurbishment and the re-connection of all services is required. There is an adjoining garden and a tarmac based hard standing area which would be suitable, subject to planning, for an outdoor seating area and possibly some disabled driver parking.

Attention is drawn to the need for CADW approval for any refurbishment works and/or extension and the need to consult with the Council's building conservation team on all refurbishment proposals.

The Council's Parks department has identified the need for a tea room and café to serve the adjoining Botanic Gardens and the refreshment kiosk that formerly adjoined Swiss cottage will not be replaced. Council figures indicate that the Botanic Gardens alone attracts in the region of 90,000 visitors per annum. The gardens currently operate the following hours: Sept. to Easter 10—3pm. Easter to July 10—6pm. August 10—8pm.

Should this former cottage be refurbished as a café the Parks department advises... *"Senior Management are keen to take forward a proposal to extend the footprint of the Gardens and move the fence line to incorporate the land immediately below the site and continue down towards the Swiss Cottage where a gate would allow potential customers to the Café access to the Botanic Gardens using a scenic footpath through features such as wild flower plantings and informal beds/specimen trees etc. It is proposed to install signage and interpretation panels near the Swiss Cottage informing the public about the attractions within the Gardens".*

## ACCOMMODATION

The accommodation was previously arranged over two floors, but currently comprises only some partitioning of the former ground floor layout as follows:

### GROUND FLOOR

**Gross Internal Area: 49.12 sq.m (528.79 sq. ft.)**

Entrance Hall  
with timber framed external door to side.

Room 1: 3.92m x 4.67m

Room 2: 2.78m x 1.69m

Room 3: 3.96m x 5.89m

### FIRST FLOOR

**Gross Internal Area: 23.34 sq.m (251.26 sq. ft.)**

Room 4: 3.89m x 4.63m  
currently inaccessible

**Site Area: 938 sq.m (10,096.63 sq. ft.)**

Please be advised that the extent of the demise is subject to final approval and maybe dependent upon the proposals submitted.

## SERVICES

No mains services are connected but we are informed that all mains services, including mains gas, were previously available.

## PLANNING

A change of use planning application is required prior to commercial use.

Informally, the Local Authority Planning Department have indicated that, in principal, they would not oppose a change of use application and that an external seating area as well as a modest and unobtrusive extension might also be acceptable.

## Terms & Tenure

Our client's interest is available by the way of a Full Repairing and Insuring Lease under terms to be negotiated.

Please be advised that the subject premises will be offered as seen with no additional Landlord works to be undertaken.

Additional rent incentives such as rent free periods, or stepped rental arrangements may be available to parties that are able to complete a viable refurbishment scheme in line with all statutory requirements.

The incoming tenant is to be responsible for the Council's reasonable Estates and Legal fees.

## VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**  
**Tel: 01792 479 850**  
**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**

## USEFUL CONTACTS

City and County of Swansea Planning Dept. Tel: 01792 635701

City and County of Swansea Planning and Conservation Dept. Tel: 01792 635784

CADW Tel: 01443 336000

Visit Wales Tel: 0300 060 3300

Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

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).



## SWISS COTTAGE, SINGLETON PARK, SWANSEA, SA2 8PY

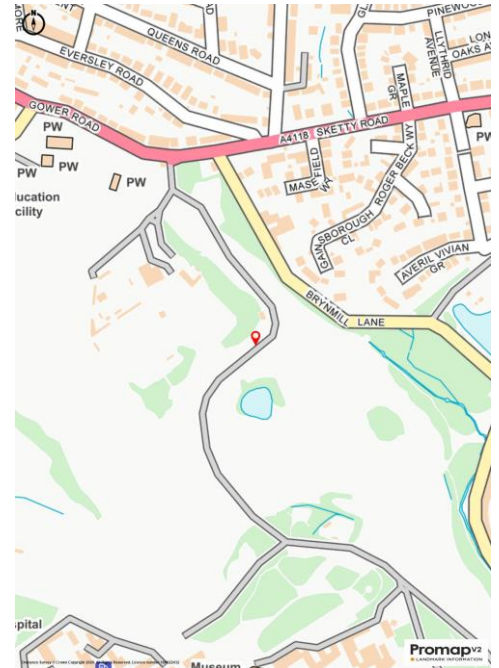
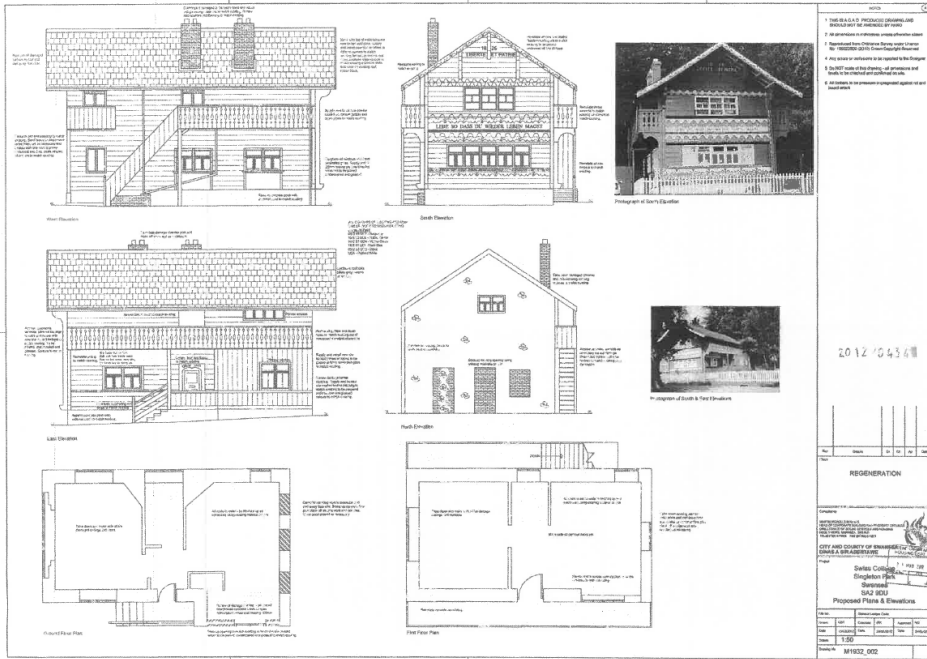


Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

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).



# SWISS COTTAGE, SINGLETON PARK, SWANSEA, SA2 8PY



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

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).