

FOR SALE

A3/ D2 MIXED USE INVESTMENT

22 St. Helens Road, Swansea, SA1 4AP



- A LARGE MIXED USE INVESTMENT OPPORTUNITY WITH DEVELOPMENT POTENTIAL OVER THE UPPER FLOORS (SUBJECT TO PLANNING)
- PROMINENT POSITION WITHIN SWANSEA CITY CENTRE
- NET INTERNAL AREA: 374.23 SQ.M (4,028.21 SQ. FT.) ARRANGED OVER THREE FLOORS (PLUS BASEMENT)
- 2 NO. GROUND FLOOR (A3) RETAIL UNITS, PRODUCING A CURRENT RENT PASSING OF £23,520 PER ANNUM WITH POTENTIAL FOR FURTHER RENTAL GROWTH.
- VACANT COMMERCIAL ACCOMMODATION OVER UPPER FLOORS, PREVIOUSLY OCCUPIED FOR USE AS A MASSAGE PARLOUR/ HEALTH STUDIO (D2 USE CLASS)

OFFERS IN THE REGION OF
£325,000

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.

The immediate vicinity accommodates a range of established operators including hot food takeaways, restaurants, convenience stores and public house premises.

St Helens Road is also a short walking distance to the primary retail areas of Swansea city centre.

DESCRIPTION

The subject property comprises an extended mid terraced, mixed use building, which is position along an established trading location, fronting St Helens Road, within Swansea City Centre.

Internally the subject premises, which is arranged over three floors (plus basement), benefits from a total **Net Internal Area** of **374.23 sq.m (4,028.21 sq. ft.)**, which excludes the basement area accessed via the trap door over the retail unit to the right.

The ground floor, which has been subdivided to comprise two separate retail units, accommodates the main sales area to the front, both of which are occupied for use as independent restaurants/ hot food takeaway outlets. The main sales areas are also supported by ancillary accommodation to the rear, comprising separate commercial kitchens, various store areas and shared ladies/ gents w.c. facilities.

A small basement store can also be accessed off the retail unit to the left, to the rear of the main sales area via an internal stairwell. A much larger basement is also available over the retail unit to the right, which can be accessed via a trap door from the main sales area. However, we have not been able to inspect this area of the building due to its restricted access.

Based on the current arrangement of the ground floor accommodation, it would appear that this floor area was previously occupied in its entirety as a single retail unit, which has since been altered and subdivided to comprise its existing layout.

We also note that each ground floor retail unit appears to have been let and held on separate occupational leasehold agreements, producing a total rent passing of **£23,520 per annum**.

The remaining accommodation, arranged over the upper floors was previously occupied for use as a massage parlour/ health studio (D2 Use Class), comprising a number of individual rooms, which can be accessed off the internal corridor. The main floor can be accessed independently off a separate entrance foyer and stairwell to the front, while the second floor can be accessed internally off the first floor corridor. Given the size of the accommodation arranged over the upper floors, this section of the building also has the potential to be converted to a variety of alternative uses, such as various self-contained residential units (subject to obtaining planning/ the necessary statutory consents).

ACCOMMODATION

The property provides the following approximate dimensions and areas:

Unit 1 (Kurdistan)

Ground Floor		
Sales Area	56.23 sq.m	605.25 sq. ft.
Ancillary	17.13 sq.m	184.38 sq. ft.

Basement		
Storage	11.39 sq.m	122.63 sq. ft.

Unit 2 (Istanbul)

Ground Floor		
Sales Area	82.54 sq.m	888.46 sq. ft.
Ancillary	50.76 sq.m	546.38 sq. ft.

Basement	
Storage	Not measured

Massage Parlour/ Health Studio (Vacant)

First Floor		
Commercial (D2 Use)	128.80 sq.m	1,386.40 sq. ft.

Second Floor		
Storage	27.38 sq.m	294.71 sq. ft.

Energy performance certificate (EPC)

Kurdistan
22 St Helens Road
SWANSEA
SA1 4AP

Energy rating
B

Valid until: 3 June 2035
Certificate number: 6894-8020-7844-9902-1896

Property type
Restaurants and Cafes/Drinking Establishments/Takeaways

Total floor area
93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

The figure shows a horizontal bar chart representing the energy rating scale from A+ (best) to G (worst). The scale is divided into seven color-coded bands: A+ (light green), A (green), B (dark green), C (light blue), D (yellow), E (orange), and F (red). A score of 43 is indicated, which falls within the B band. The scale also includes a 'Net zero CO2' target line at the far right.

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

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. Website: www.astleys.net.

TENANCY SCHEDULE

Floor	Use	Area (sq.m)	Area (sq. ft.)	Tenant	Term	Rent (pax)
Ground	Retail (A3)	73.36	789.64	Z. Ali	7 years from 17 th Jul 2024	£10,320
Ground	Retail (A3)	133.30	1,434.84	O. Bulbul & H. Basusta	20 years from 3 rd March 2014	£13,200
First & Second	Studio (D2)	156.18	1,681.12	Vacant	Previously let to JPJ Property Services Ltd for a term of 10 years from 1 st April 2010, producing a rent passing of £12,000 pa (exclusive)	N/A
Total		362.84	3,905.60	(excluding basement)		£23,520

RATES

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

No. 22 St. Helens Road: £8,100 (Rateable Value)

No. 22a St. Helens Road: £8,900 (Rateable Value)

No. 22b St. Helens Road: £11,250 (Rateable Value)

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2024/25 the multiplier will be 0.562.

Rates relief for small business in Wales 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

Please be advised that all figures quoted are exclusive of VAT (if applicable).

TERMS & TENURE

The subject premises is available Freehold.

VIEWING

By appointment with Sole Agents:

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

Energy performance certificate (EPC)

Istanbul Restaurant 22 St Helens Road SWANSEA SA1 4AP	Energy rating B	Valid until: 3 June 2035
		Certificate number: 6939-6707-7339-7630-8356

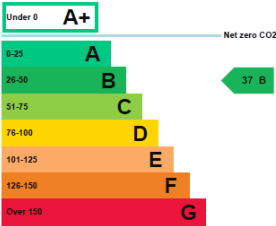
Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	154 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Energy performance certificate (EPC)

1st Floor Offices 22 St Helens Road SWANSEA SA1 4AP	Energy rating D	Valid until: 3 June 2035
		Certificate number: 0210-9286-0413-5691-4427

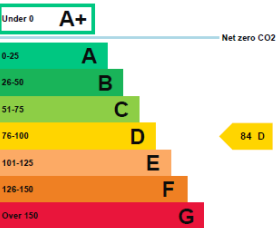
Property type	Retail/Financial and Professional Services
Total floor area	242 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



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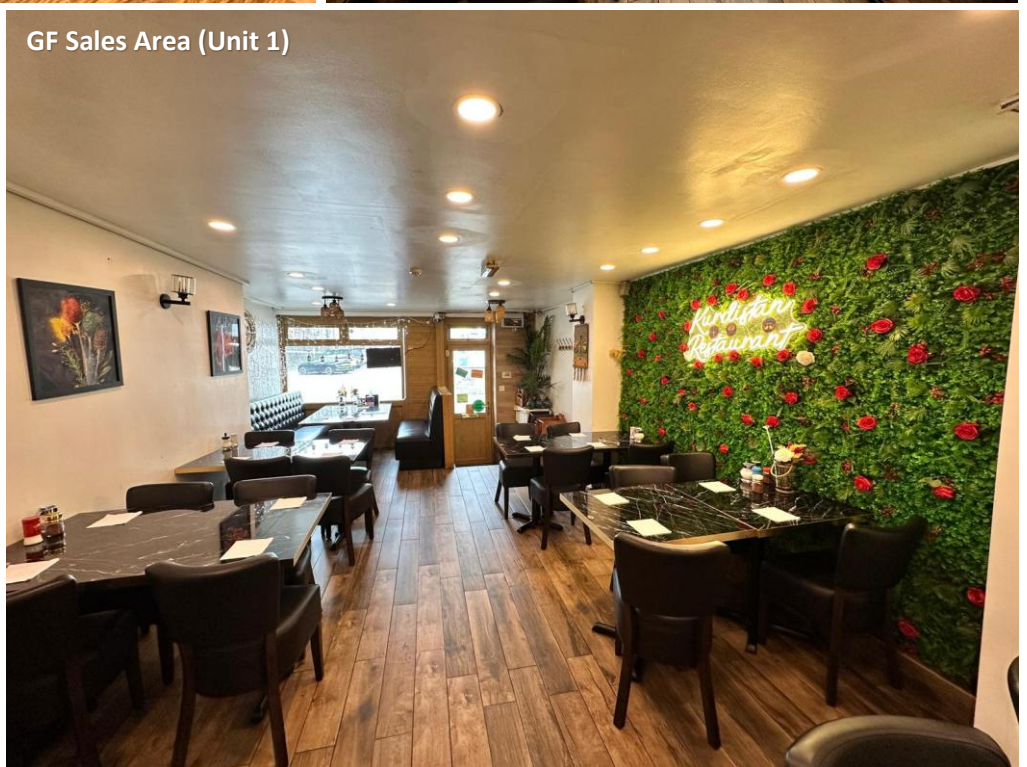
GF Sales Area (Unit 2)



GF Sales Area (Unit 1)



GF Sales Area (Unit 1)



GF Sales Area (Unit 2)



Kitchen (Unit 2)



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First Floor (Front Section)



First Floor (Rear Section)



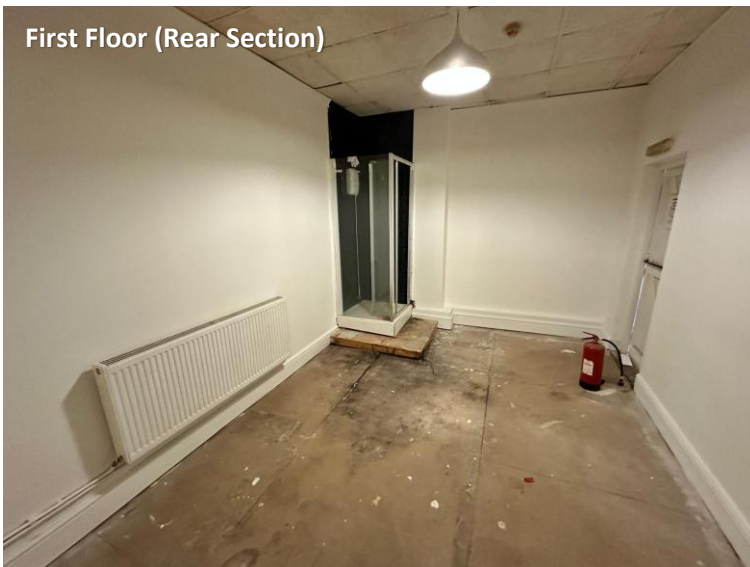
Front Elevation (Unit 2)



Front Elevation (Unit 1)



First Floor (Rear Section)



First Floor (Front Section)



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