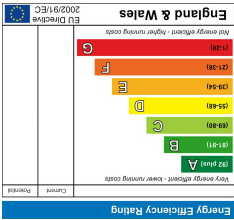


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

This view being that the seller makes no warranty as to the accuracy of the description of the property contained herein, and that the buyer is to satisfy himself as to the accuracy of the description by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN





GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN  
THE BIDDING WILL OPEN ON THE 24TH  
OF NOVEMBER 2025  
A commercial property now available in the heart of Swansea city centre. Previously used as a uPVC window showroom and workshop, the property offers a versatile layout suitable for a range of business uses.

It comprises five office rooms, extensive storage throughout, a large workshop area ideal for light industrial or trade use, and a spacious garage with convenient access. This is a great opportunity for both owner-occupiers and investors looking for a centrally located, adaptable commercial space.

FULL DESCRIPTION

Ground Floor

Hallway

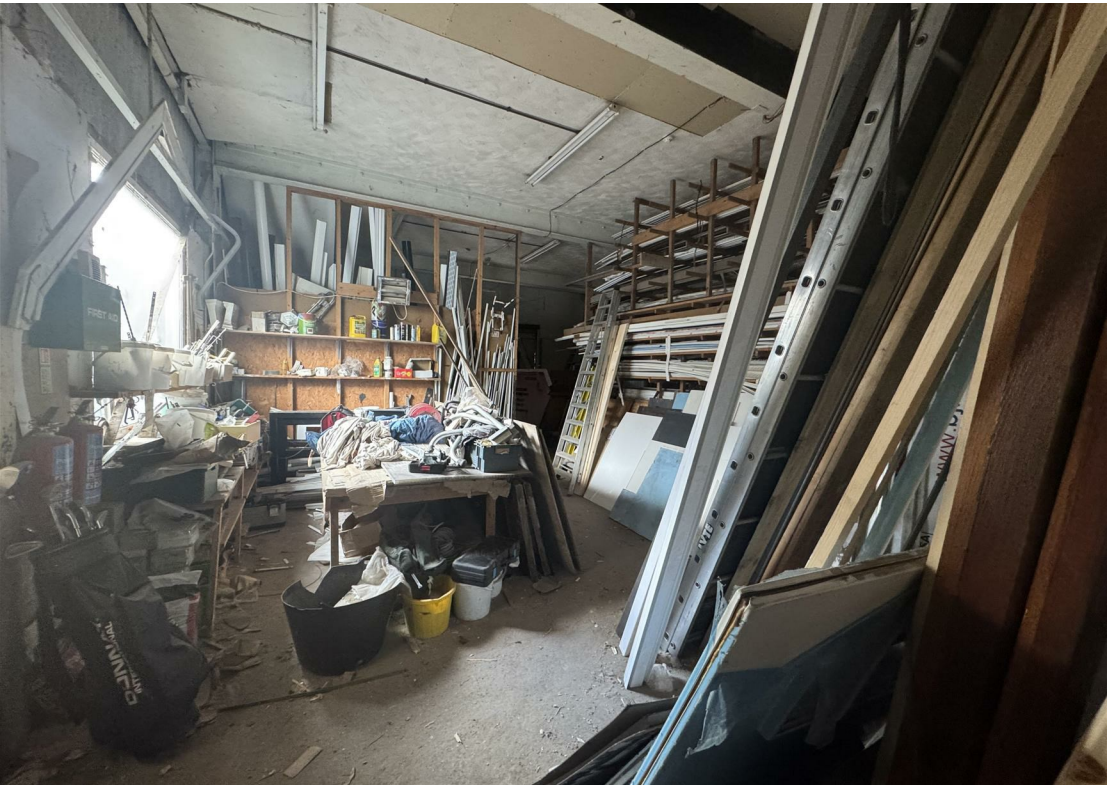
Office Room

Garage  
16'4" x 17'4" (5.0m x 5.3m)

Storage  
35'5" (max) 15'1" (min) x 26'6" (max) 22'3" (min) (10.8m (max) 4.6m (min) x 8.1m (max) 6.8m (min) )

Workshop  
16'4" x 30'2" (5.0m x 9.2m )

First Floor



Office Room  
12'1" x 6'2" (min) (3.7m x 1.9m (min) )

Office Room  
12'1" x 6'2" (min) (3.7m x 1.9m (min) )

Office Room  
11'9" x 7'2" (3.6m x 2.2m )

Office Room  
4'7" x 5'2" (1.4m x 1.6m )

Kitchen  
10'2" x 5'6" (3.1m x 1.7m )

W.C

Storage

Workshop  
29'10" (max) 22'3" (min) x 14'5" (9.1m (max) 6.8 (min) x 4.4m )

External

Tenure - Freehold

EPC - C

N.B  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Key Guidelines For Auction Buyers

1. Do Your Research: Investigate the property thoroughly, including reviewing the legal pack (available from Dawsons Auction House). Check the condition, title, and any restrictions.

2. Get Legal Advice: Consult a solicitor before bidding to clarify any legal or

procedural concerns.

3. Understand Your Commitments: If you win, you must exchange contracts immediately, pay a 10% deposit, and a £3,000 buyer's premium (incl. VAT) on the day.

4. Be Financially Ready: Completion is due within 28 days (unless stated otherwise), so ensure your finances are in place before bidding.

5. Fees Apply Regardless: The £3,000 buyer's premium applies even if a pre auction offer is agreed.

Being well-prepared is key to a smooth auction experience.