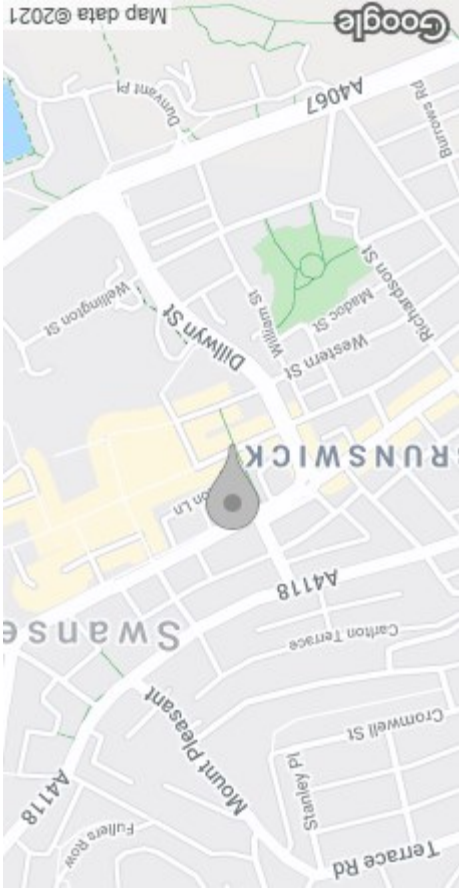
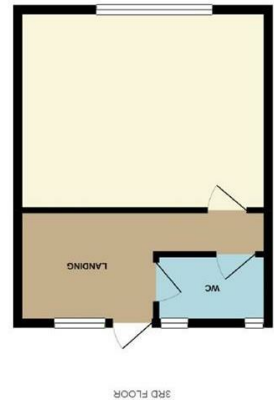


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

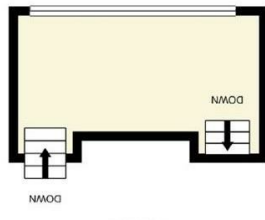
EPC



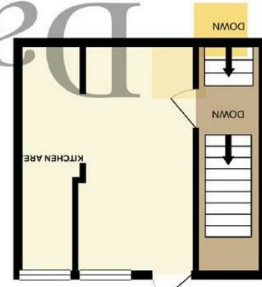
AREA MAP



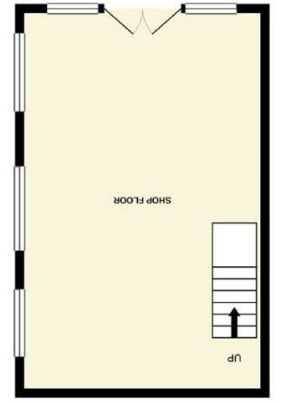
3RD FLOOR



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2021



32 Oxford Street
 , SWANSEA, SA1 3AN
 Auction Guide £70,000



GENERAL INFORMATION

FOR SALE BY ONLINE AUCTION.

Situated on Oxford Street this substantial retail premises occupies a prominent trading position on one of Swansea's main shopping streets. It is also part of Shoppers Walk Arcade, which leads to the Grand Theatre and Bus Station and also benefits from a lot of footfall. There is on street parking opposite and a large off-street car park only 20m away. Rateable value of £9,600.00 (2017- Present). The property comprises: open plan retail space to the ground floor with the upper floors comprising of large versatile rooms, kitchen space and WC's. Services - The property benefits from mains water, electric utilities, and a gas Combi boiler. No utilities were tested during the course of our inspection. Viewing highly recommended. EPC - C

PLEASE BE ADVISED THAT WHILST VIEWINGS ARE RESTRICTED THE PROPERTY WILL NOT BE ENTERED INTO AN ONLINE AUCTION UNTIL THE LEGAL PACK IS COMPLETE AND THERE IS SUFFICIENT INTEREST FOR BIDDING TO COMMENCE.
ANY PRE AUCTION OFFER IS SUBJECT TO AN AUCTION EXCHANGE OF A 10% DEPOSIT, BUYERS PREMIUM AND 28 DAY COMPLETION

FULL DESCRIPTION

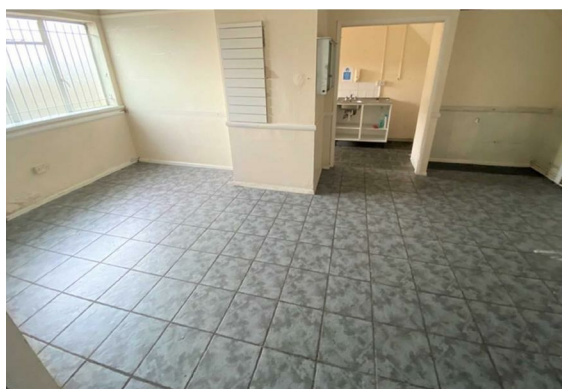
SUMMARY

Situated on Oxford Street this substantial retail premises occupies a prominent trading position on one of Swansea's main shopping streets. It is also part of Shoppers Walk Arcade, which leads to the Grand Theatre and Bus Station and also benefits from a lot of footfall. There is on street parking opposite and a large off-street car park only 20m away. Rateable value of £9,600.00 (2017- Present). The property comprises: open plan retail space to the ground floor with the upper floors comprising of large versatile rooms, kitchen space and WC's. Services - The property benefits from mains water, electric utilities, and a gas Combi boiler. No utilities were tested during the course of our inspection. Viewing highly recommended.

It should be noted that the current vendors have approached the council via a "Pre Application" to change the building to: ground floor: retail or restaurant, first floor: retail, restaurant or residential, second floor: residential. The council's response was as follows: PRE-APP Change of use from retail to a combination of residential, restaurant, hospitality and retail uses - 'in principle... if you decide to submit a planning application, a mixed use commercial to the ground floor and residential above, would be considered an acceptable use at this location. (Note: this is subject to compliance with planning and lease conditions) Please refer to the properties legal pack for more information. The pre app number is 2021/0455/PRE
EPC - C

SHOP FLOOR

33'9" x 16'0" (10.28 x 4.87)
Double door entrance, two large glass windows to the front, three large glass windows to side, three radiators and stairs to first floor landing.



FIRST FLOOR

LANDING

Stairs to second floor landing. Door to:

ROOM

21'1" x 14'1" (6.42 x 4.28)

Window to rear, fire exit door to rear, radiator, leads to kitchen, containing stainless steel sink.

KITCHEN

15'2" max x 6'9" max (4.62 max x 2.05 max)

SECOND FLOOR

LANDING / GALLERY

12'5" x 21'4" (3.79 x 6.49)

Windows to front, stairs to third floor landing.

THIRD FLOOR

LANDING

Window to rear, Combi boiler on wall, fire exit door, door to storage cupboard, doors to two toilets and room.

ROOM

22'1" x 21'4" (6.72 x 6.51)

Windows to front.

TOILET ONE

Two windows to rear, radiator, wash hand basin, W.C.

TOILET TWO

Windows to rear, radiator, wash hand basin, W.C.

N.B

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £995 plus VAT (£1,194).

Should the property go to an online auction a different fee is payable. A holding fee of £1,800 is payable to secure the property. You then have two days to exchange with a 10% deposit.

N.B

Tenure - Leasehold
39 Years remaining on the lease for the arcade
Ground rent: £66.00 per annum
The vendors currently pay £75pcm for ground rent and service charge
Planning number - 2021/0455/PRE

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

