

# 83 NEWTON ROAD

MUMBLES | SWANSEA | SA3 4BN

**HUNT &  
THORNE**

CHARTERED SURVEYORS



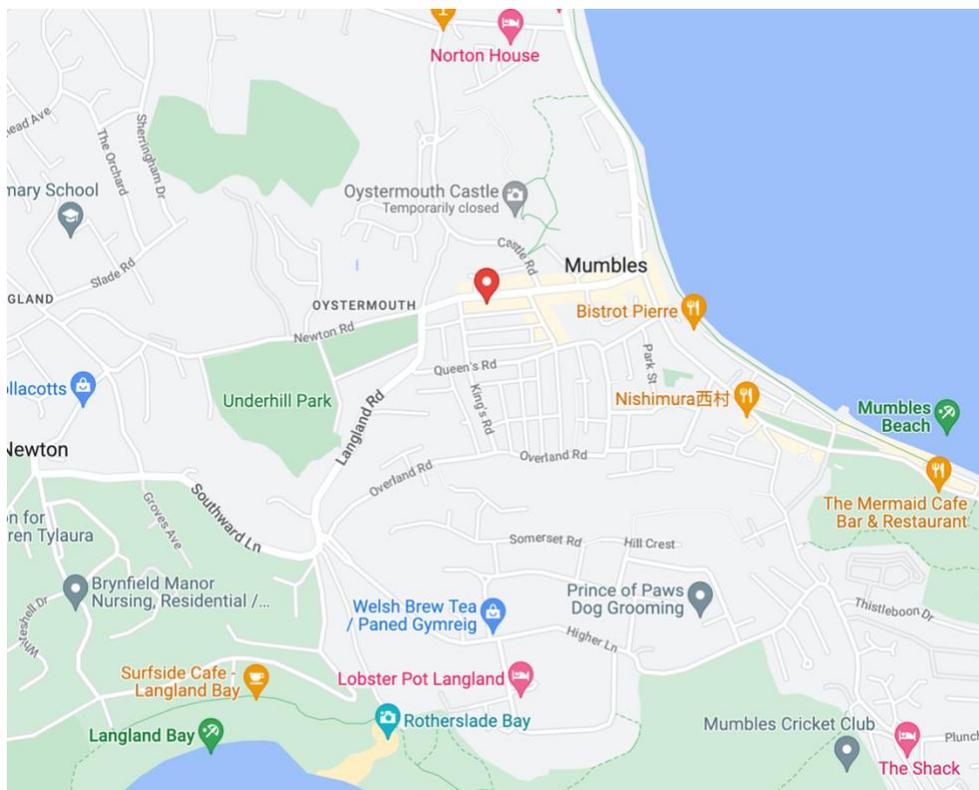
## RETAIL PREMISES FOR SALE

# £375,000

- RARE OPPORTUNITY TO PURCHASE A RETAIL PREMISES
- POSSIBLE CONVERSION TO RESIDENTIAL ON UPPER FLOORS (STANC)
- 128.87 SQ M (1,388 SQ FT)

## LOCATION

The property fronts the upper part of Newton Road, within the popular residential suburb of Mumbles, Swansea. Mumbles is located approximately 4 miles west of Swansea City Centre. Mumbles is the home to retails such as M&S, Tesco Express, Greggs, Joes Ice Cream and Peacocks.



## DESCRIPTION

A terrace retail unit set on three floors, comprising of a three storey main building, a two storey rear addition and two further single storey additions. Two car parking spaces exist to the rear of the property on a stack system.

## ACCOMMODATION

Ground Floor:	
Front retail area:	34.20 sq m (368 sq ft)
Rear retail area:	21.97 sq m (237 sq ft)
Store:	5.66 sq m (61 sq ft)
First Floor	
Front room:	18.82 sq m (203 sq ft)
Middle room:	11.20 sq m (121 sq ft)
Kitchen:	6.68 sq m (72 sq ft)
Second Floor	
Front room:	19.15 sq m (206 sq ft)
Rear room:	11.19 sq m (120 sq ft)
<b>Total:</b>	<b>128.87 sq m (1,388 sq ft)</b>

## RATEABLE VALUE

£11,250

UBR for Wales 2023/24 is 53.5p in the £

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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## TENURE

We have been informed the property is held Freehold.

## ASKING PRICE

Offers in the region of **£375,000**

## EPC

To be provided.

## VAT

Our client reserves the right to charge vat on the sale price.

## LEGAL COSTS

Each party to pay their own legal costs on this transaction.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

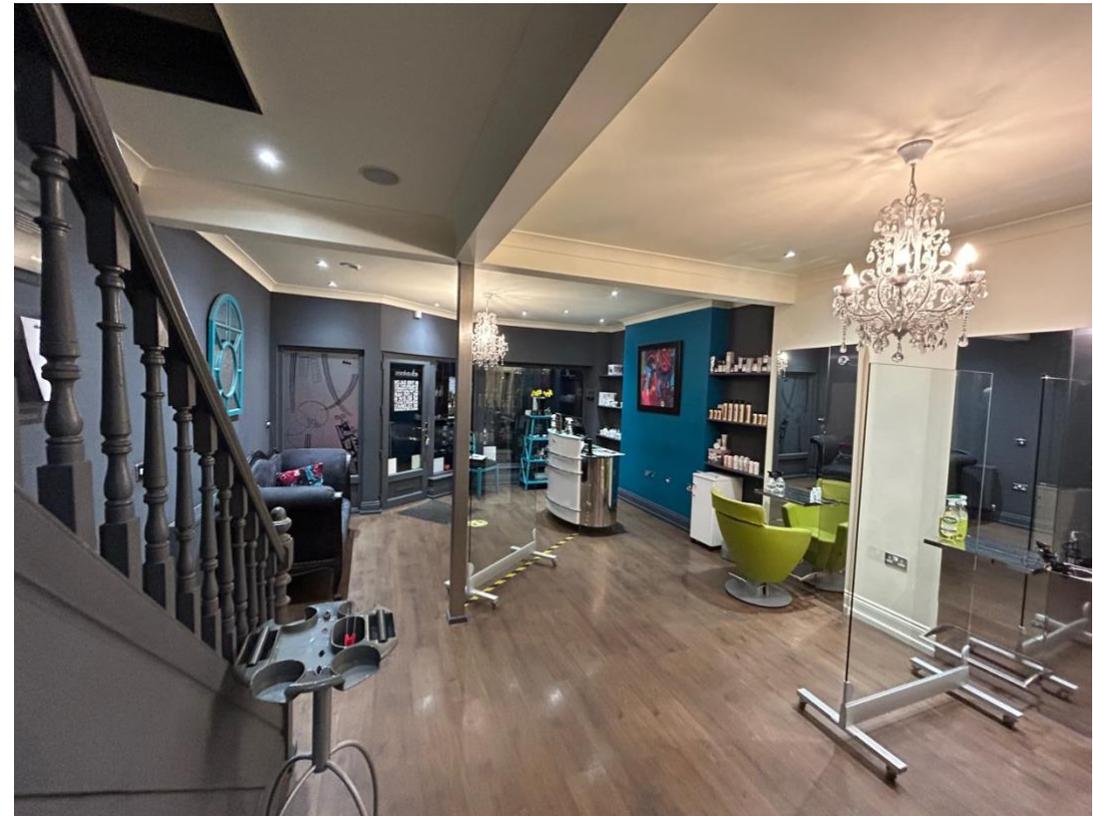
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March 2023



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