

# 5 CRADOCK STREET

SWANSEA | SA1 3EN

**HUNT &  
THORNE**

CHARTERED SURVEYORS



## RETAIL FOR SALE

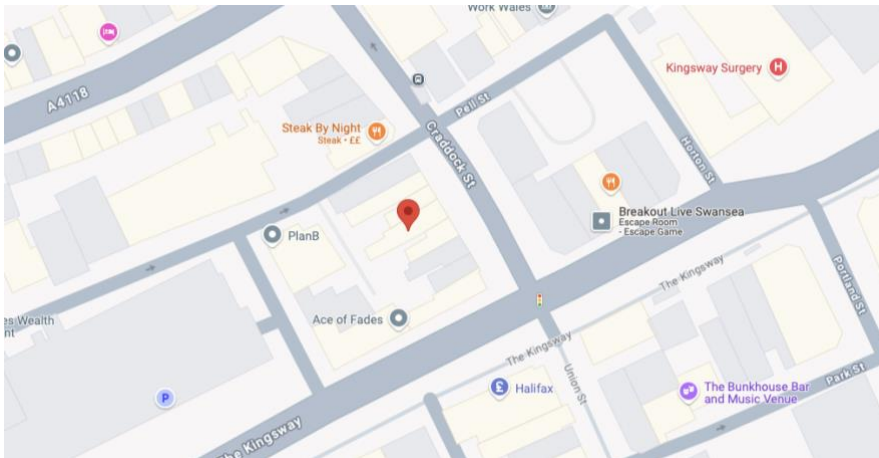
- FREEHOLD CITY CENTRE PROPERTY TO BE SOLD WITH VACANT POSSESSION
- REFURBISHED RETAIL GROUND FLOOR W/RESIDENTIAL CONVERSION POTENTIAL TO UPPER FLOORS (SUBJECT TO PLANNING CONSENT)
- GROUND FLOOR SHOP 1,030 SQ FT, UPPER FLOORS 768 SQ FT
- OFFERS IN THE REGION OF £250,000

## LOCATION

The property is located in Swansea City Centre on Cradock Street which connects to Kingsway to the south and Mansel Street to the north.

The location benefits from excellent transport links as would be expected for a city centre. Nearby occupiers include Dragon Hotel, the new Office Development at The Kingsway, Halifax Building Society and Subway.

The property is in the direct vicinity of the Albert Hall, the £9m restoration of the 1864 building which now comprises ground floor food hall and bar, private entertainment space, offices, studios and a gym.



## DESCRIPTION

The property comprises a three-storey terraced property set to retail and storage accommodation to the ground floor and storage/staff facilities to the two upper floors. Access is provided at the front and rear at ground floor level, together with a fire escape leading from the first floor rear.

The upper floors have been fully insulated and sound proofed, anticipating the conversion of the upper floors to provide self-contained residential accommodation (which would require planning consent).

The building has undergone an internal and external refurbishment providing high quality accommodation.

## ACCOMMODATION

<b>Ground Floor Sales Area</b>	61.57 SQ M	662 SQ FT
<b>Ground Floor Store/Anc.</b>	34.19	368
<b>First Floor/Second Floor (attic)</b>	71.37	768
<b>Total</b>	167.13 SQ M	1,798 SQ FT

## RATEABLE VALUE

£7,400

UBR for Wales 2024/25 is 0.562p in the £.

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

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## TENURE

We are advised that the property is held freehold.

## ASKING PRICE

Offers in the region of £250,000.

## VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

## 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.

## WILL HUNT

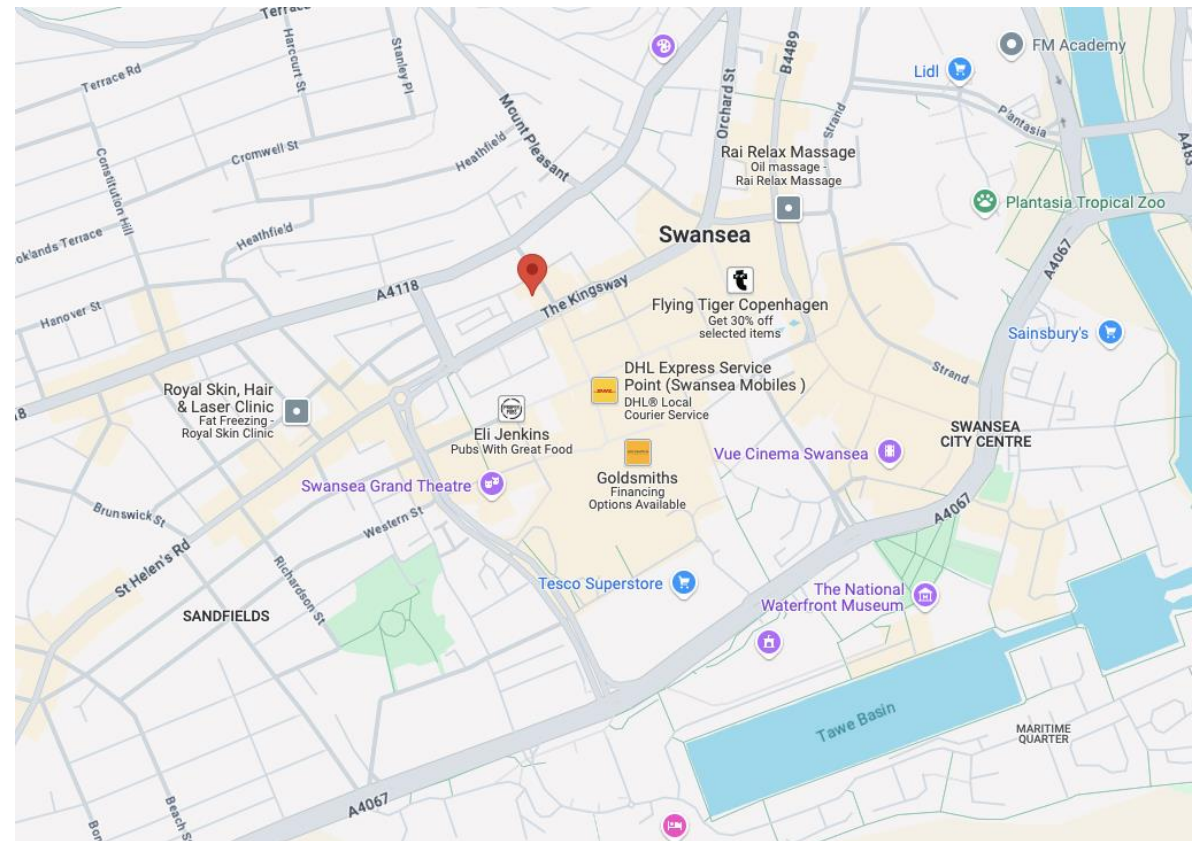
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