

For Sale



7 & 8 HUMPHREY STREET, SWANSEA, SA1 6BG

- PROMINENT CORNER LOCATION
- GROUND FLOOR RETAIL AREA APPROX 86.4 SQ M (930 SQ FT)
- AVAILABLE AS GOING CONCERN
- MIXED USE INVESTMENT

Location

The property is located on Humphrey Street which runs off the northern side of Walter Road. Walter Road is the A4118 which leads out to Sketty and beyond towards the Gower.

Walter Road is a road in mixed usage including residential, many Estate Agencies and other professional offices, public houses and some secondary retail.

Local occupiers in the area include the Tenby Public House / Hotel, Take a Ways, a Home Care Agency and a Cycle Shop. There are also some terraced houses.

Description

The property comprises a corner building with the front section being constructed on ground, first and second floors with a rear two storey extension. There is a small garden and we believe there may be a cellar but this was not accessible.

The building is constructed with pitched slate roofs and the elevations are brick or stone work rendered and painted with double glazing. To the ground floor there are shop fronts facing Humphrey Street and the lane to the south.

Internally the front of the ground floor provides a convenience store behind which is there is a substantial store room, office, small store room, preparation room and a WC. The upper floors comprise residential. The access is from the lane. The accommodation is registered as a HMO for eight. We are informed the registration expires on the 29th September 2015.

On the first floor there are five bedsitting rooms, there is also a kitchen and further bathroom on this level.

On the second floor there are three bedsit units, a shower and WC and a kitchen. The rooms are somewhat basic but generally well decorated.

There is one additional room on the first floor which is not used as this is not covered by the HMO License.

All bedsits, we have been informed, have separate electric card meters.

The property has upvc windows throughout.

Accommodation

	sq m	sq ft
Ground Floor		
Sales	86.4 sq m	930 sq ft
Preparation	7.7 sq m	83 sq ft
Small Store	9.2 sq m	99 sq ft
Main Store	24.4 sq m	263 sq ft
Office	8.90 sq m	96 sq ft
First Floor		
Bedsit	16.20 sq m	174 sq ft
Bedsit	12.10 sq m	130 sq ft

Bedsit	25.60 sq m	275 sq ft
Sitting room	28.39 sq m	305 sq ft
Store room	12.46 sq m	134sq ft
WC	Unused	Unused
Kitchen	8.7 sq m	94 sq ft
Second Floor		
Bedsit	25.7 sq m	277 sq ft
Bedsit	16.7 sq m	180 sq ft
Bedsit	29.4 sq m	317 sq ft
Kitchen	8.7 sq m	94 sq ft
TOTAL	320.55 sq m	3,451 sq ft

Quoting Price

We are seeking offers in the region of £250,000 for the freehold interest in the premises.

Rateable Value

£7,400 (2010 list)

Legal Costs

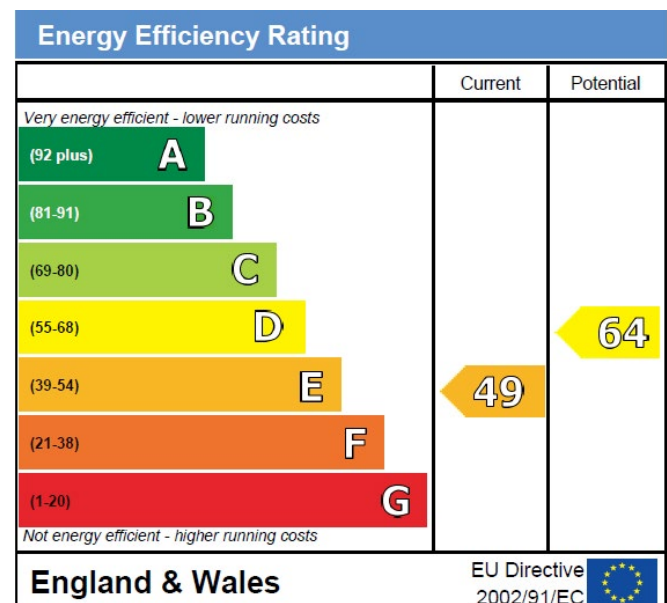
Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

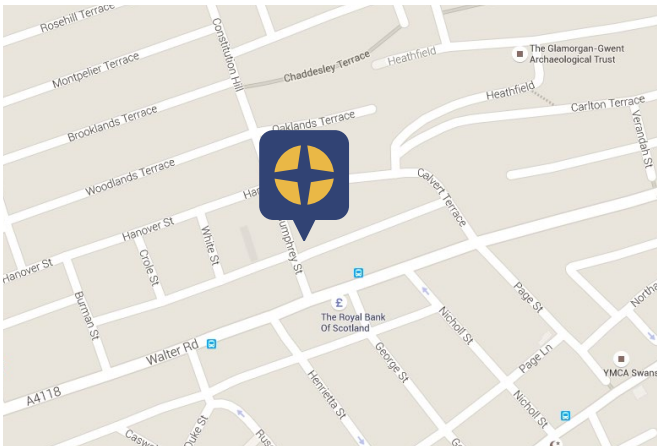
Viewing

Strictly by appointment with sole agents Hutchings & Thomas.



Important Notice

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