



GLANMOR CHARTERED
SURVEYORS

THE BUNKHOUSE BAR & MUSIC VENUE

📍 Swansea, South West Wales

63 The Kingsway

City Centre Investment Opportunity

FOR SALE
£220,000

4,569 Sqft | Prime Pedestrianised City Centre Location | Swansea Population 321,000

SWANSEA OVERVIEW

SWANSEA IS THE REGIONAL ECONOMIC CENTRE OF SOUTH WEST WALES AND THE SECOND LARGEST CITY IN WALES, ACCOUNTING FOR 15% OF THE WELSH ECONOMY.

THE SWANSEA MARKET PLACE IS HOME TO 630,000 RESIDENTS.

321,000 PEOPLE LIVE WITHIN SWANSEA.

ANNUAL FOOTFALL OF 3.5M PEOPLE IN THE PRIME RETAIL CENTRE, UP 16% ON THE PREVIOUS YEAR

SWANSEA HAS 24,000 STUDENTS IN IT'S 2 UNIVERSITIES



DESCRIPTION

A prime City Centre development opportunity is available for sale on a long leasehold basis. The property is set out over four floors and benefits from a dual aspect frontage to The Kingsway and Park Street. The Park Street side of the building and the ground floor of the Kingsway side is occupied by The Bunkhouse Swansea Limited on a 10 year lease.

The ground floor access, and first and second floors on The Kingsway side of the building are excluded from the under lease, and have lapsed planning for 2 x 2 bed self-contained flats (Planning Reference: 2012/1478).

Area	m2	ft2
Lower Ground Floor (Park St)	63.2m2	680ft2
First Floor (Park St)		
Office 1	18.4m2	199ft2
Office 2	23.3m2	251ft2
Office 3	9.6m2	103ft2
Second Floor (Park St)		
Office 4	19.1m2	206ft2
Office 5	26m2	280ft2
Office 6	9.6m2	103ft2
Ground Floor Bar (The Kingsway)	67.9m2	1,262ft2
First Floor (The Kingsway)	70m2	731ft2
Second Floor (The Kingsway)	67.9m2	754ft2
Total NIA	424.4m2	4,569ft2

TENURE

The long leasehold of the property is offered for sale, being 125 years from 9th June 2017 and subject to a ground rent, which is currently £3,000 p/a.

The property is part sublet to The Bunkhouse Swansea Ltd headline terms being;

10 years from September 2018

Passing Rent: £15,000 per annum

Rent Review: 1st September 2023 - Every 3 years thereafter

ASKING PRICE

The long leasehold interest in the property is available at an asking price of £220,000.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

Interested parties are asked to verify the rates payable by contacting the Local Authority.

EPC RATING

The EPC has been commissioned and will be available shortly.

PLANNING PERMISSION

The property benefits from a lapsed planning consent for 2 x 2 bedroom self contained flats to the Kingsway elevation (Planning Ref: 2012/1478).

CONTACT

For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

Tel: 01792 439105

Email: info@glanmorproperty.co.uk

LOCATION

The property is located on The Kingsway, Swansea, which has recently undergone extensive upgrade works to improve the public realm. The building is situated to the fringe of the amenities within Swansea city centres retail core, just a few minutes walk from Swansea Central train station, offering direct services to Cardiff, Bristol and London Paddington. There are a number of NCP car parks in close proximity on The Kingsway & Orchard House. The building offers a prominent, busy location, with a range of nearby amenities/occupiers in the city centre.







**GLANMOR CHARTERED
SURVEYORS**

SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, March 2024.

Important notice relating to the Misrepresentation Act 1967. Glanmor Property Ltd act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavors to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.