

**FORMER SKETTY POLICE STATION, 132
GOWER ROAD, SKETTY, SWANSEA, SA2 9BT**

FORMER POLICE STATION – DETACHED BUILDING

FOR SALE: By Informal Tender

CLOSING DATE: Midday 27th March 2026



FORMER POLICE STATION FOR SALE

NET INTERNAL AREA: 110.74m² (1,192ft²) |

PROMINENT ROADSIDE LOCATION | GOOD ACCESS TO LOCAL AMENITIES WITHIN SKETTY

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LOCATION

The subject property is located in Sketty, a residential suburb within Swansea, South Wales, which is situated approximately two miles to the west of Swansea City Centre. Sketty Police Station fronts onto Gower Road (A4118) which is a main arterial route into Swansea from the west and provides access to the A4067 and onward to junction 42 of the M4 Motorway which is approximately 7 miles to the east.

The property is positioned to the north-west of Sketty Cross, on the fringe of the main retail area within Sketty. Sketty Cross forms the commercial focal point of the area, providing a selection of shops, cafés, restaurants and everyday services. Additional amenities are available in the nearby Uplands district, which offers a wider range of retail, leisure and dining facilities. The locality benefits from close proximity to Singleton Hospital and Swansea University's Singleton Park Campus, both of which are significant local employers.

DESCRIPTION

The building comprises a two-storey detached building previously occupied for the use as a Police Station. Whilst we cannot confirm the exact age of construction of the building, we have assumed this would have been constructed circa. 1960 - 1970.

The accommodation comprises reception area/office, kitchen, WC facilities and three offices to the ground floor. The first floor comprises five further offices, shower room and WC facilities. There is a gas boiler which serves radiators over the ground and first floor. Overall, the property is in a state of repair but is in need of modernisation throughout.

Externally, there is a driveway to the side of the building leading to a large rear carpark. There is a stone-built storage shed and carport within the rear carpark. There is a large stone boundary wall enclosing the majority of the site.

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TENURE

Freehold - The property is held under title: CYM570364. The property is being sold with vacant possession.

TURN OVERAGE

The Vendor will be entitled to the following share of any uplift if the purchaser disposes of the property for a higher price within 3 years of completion.

- 100% in year 1
- 75% in year 2
- 50% in year 3

VAT

All figures are exclusive of VAT, where applicable.

ASKING PRICE

By Way of Informal Tender. Closing Date: Midday 27th March 2026. Contact our office for Informal Tender document.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available shortly.

CONTACT

For further information and to arrange a viewing please contact

Tel: 01792 439105

Email: info@glanmorproperty.co.uk

Description	Area sq m	Area sq ft
Ground Floor		
Office/reception area	17.24	186
Office 1	6.60	71
Office 2	6.60	71
Office 3	18.56	200
Kitchen	6.60	71
WCs		
First Floor		
Office 4	28.00	301
Office 5	5.98	64
Office 6	6.90	74
Office 7	8.28	89
Office 8	5.98	64
WCs		
Shower Room		
Total NIA:	110.74	1192
Ground floor GIA	82.24	885
First floor GIA	75.40	812
Total GIA	157.64	1697
Site area	0.174 acres	

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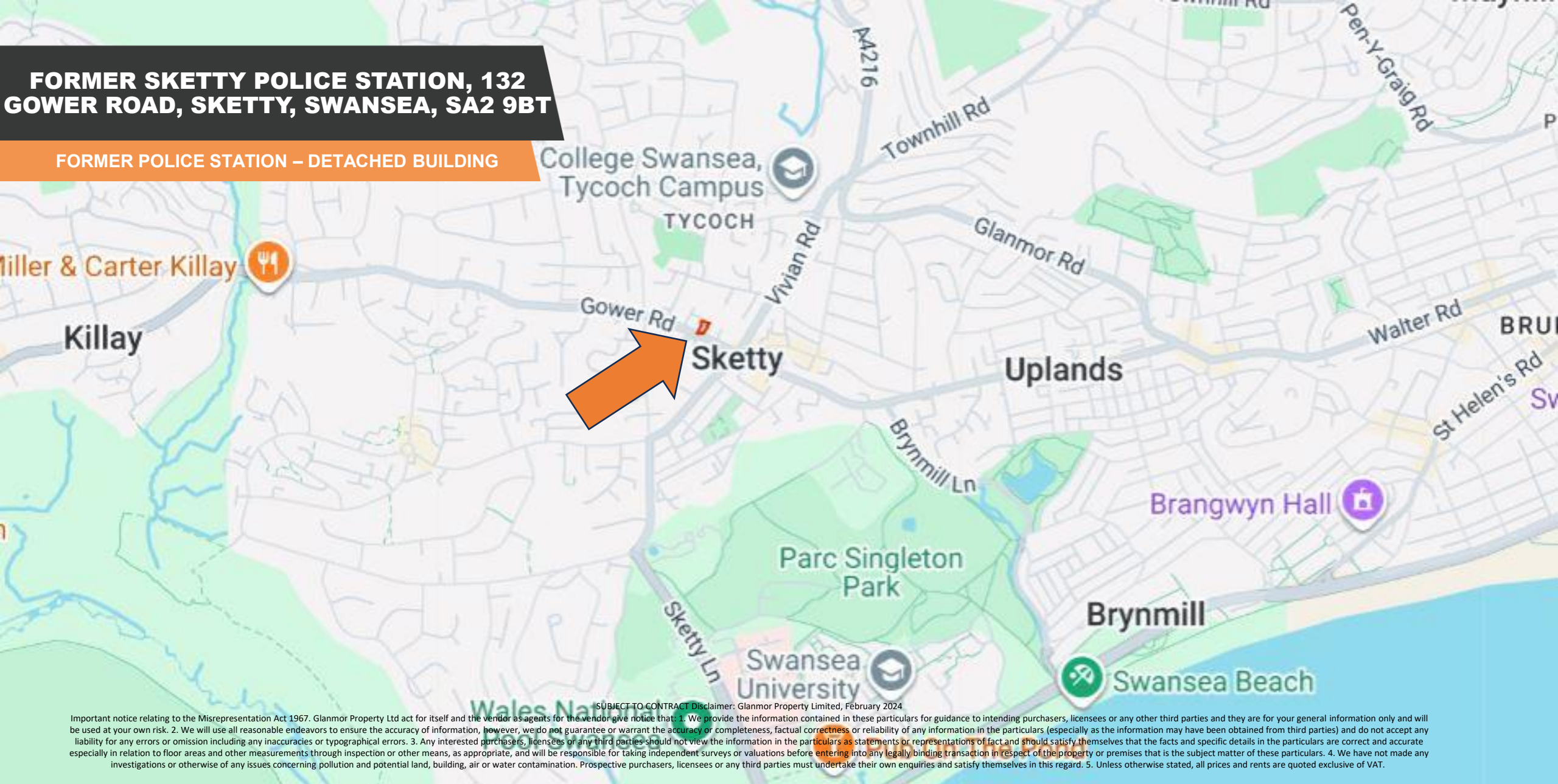


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