

4 The Strand, Swansea, SA1 1JQ

Mixed Use Development Opportunity

FOR SALE - £700,000

Development Opportunity (STP) | Substantial Building over 6 floors | Grade II Listed | Previous Pre-app for Mix of Commercial and Residential uses

GCS | **GLANMOR CHARTERED
SURVEYORS**

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Cambrian House, Cambrian Place, Swansea, SA1 1RH



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LOCATION

Located on the Strand, Swansea the property benefits from a prominent position with good views from Quay Parade. The Strand is a short walk from the City Centre, the popular nightlife destination of Wind Street, the SA1 Waterfront development and Swansea Marina.

Swansea is the second largest city in Wales and is approximately 46 miles east of Cardiff. The City's Train station is approximately 0.5 miles to the north of the property with Swansea Bus Station the same distance to the east.

DESCRIPTION

The property comprises a substantial Grade II listed stone building offering 10,234 sq.ft of space spread over six floors (including basement).

The building is currently unused and is in a state of disrepair.

PLANNING

Pre-application planning has previously been submitted on the property (Nov 2021) to convert to a mixed use development, include Members club at basement, shop and cafe at ground floor, retail and office at first floor and 6 no. short term let apartments at second, third and fourth floors.

Further information is available on the planning portal under reference – 2021/3012/PRE

ACCOMMODATION

Area	Sq.m	Sq.ft
Gross Internal Area	950.76	10,234

VAT

All figures are exclusive of VAT, where applicable.

TENURE

Our client's freehold interest is available at an asking price of £700,000

ANTI-MONEY LAUNDERING

Following agreement of the Heads of Terms, the proposed Tenant or Purchaser shall be required to supply all information and documentation necessary to comply with applicable Anti-Money Laundering (AML) regulations.

EPC RATING

An EPC has been commissioned and will be available upon request,

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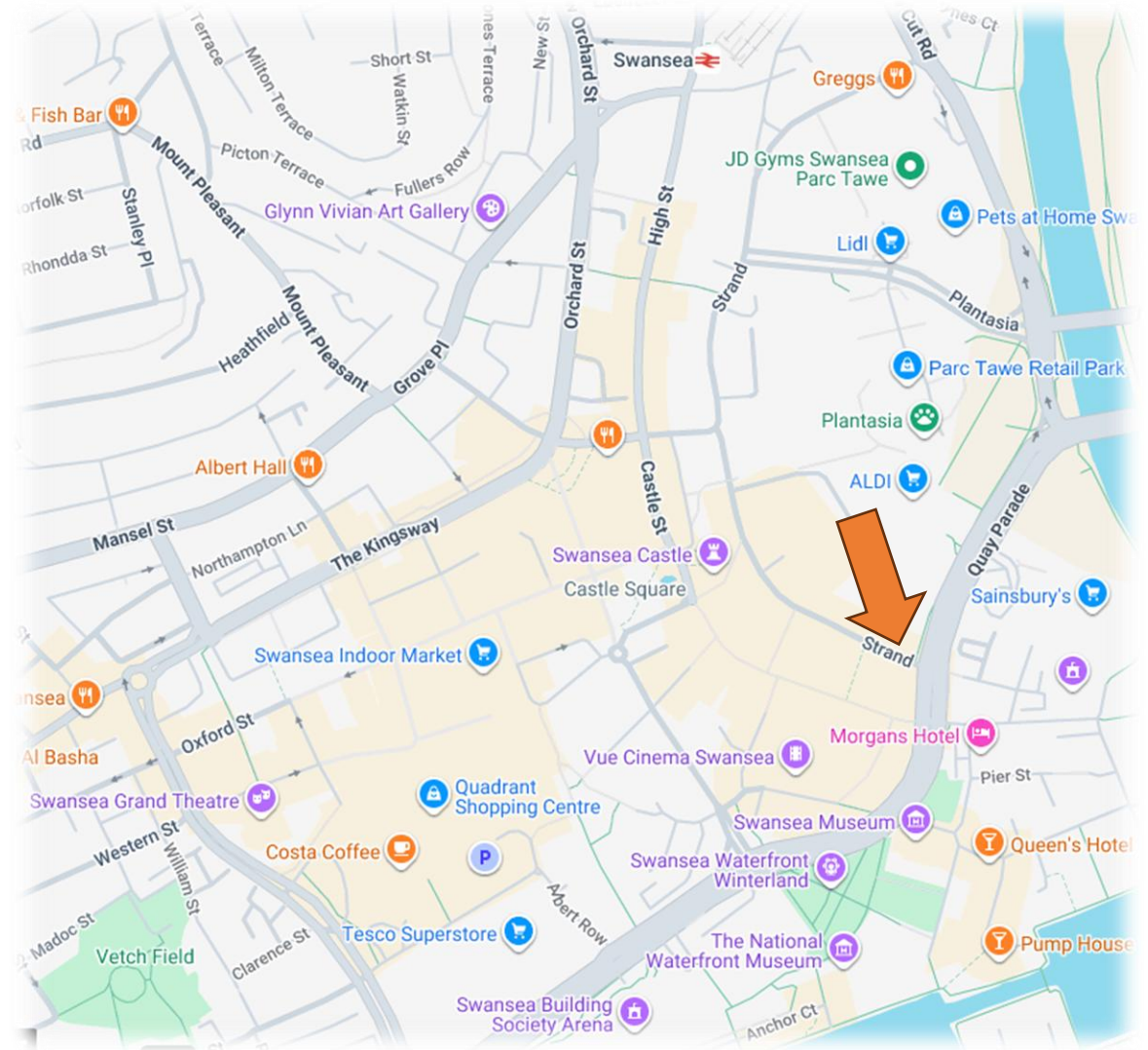
CONTACT

For further information and to arrange a viewing please contact -

Glanmor Chartered Surveyors

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, March 2026

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