

69 Walter Road,
Swansea, SA1 4QA

OFFICE ACCOMMODATION WITH PARKING

Substantial Traditional Office Building With Parking For Sale/To Let

SQ.M 268.95 SQ.M (2,895 SQ.FT) | TO LET: £17,000 PAX | FOR SALE: £295,000 | LARGE OFF-ROAD PARKING AREA TO REAR

GCS | GLANMOR CHARTERED SURVEYORS

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH

RICS® Regulated by RICS

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LOCATION

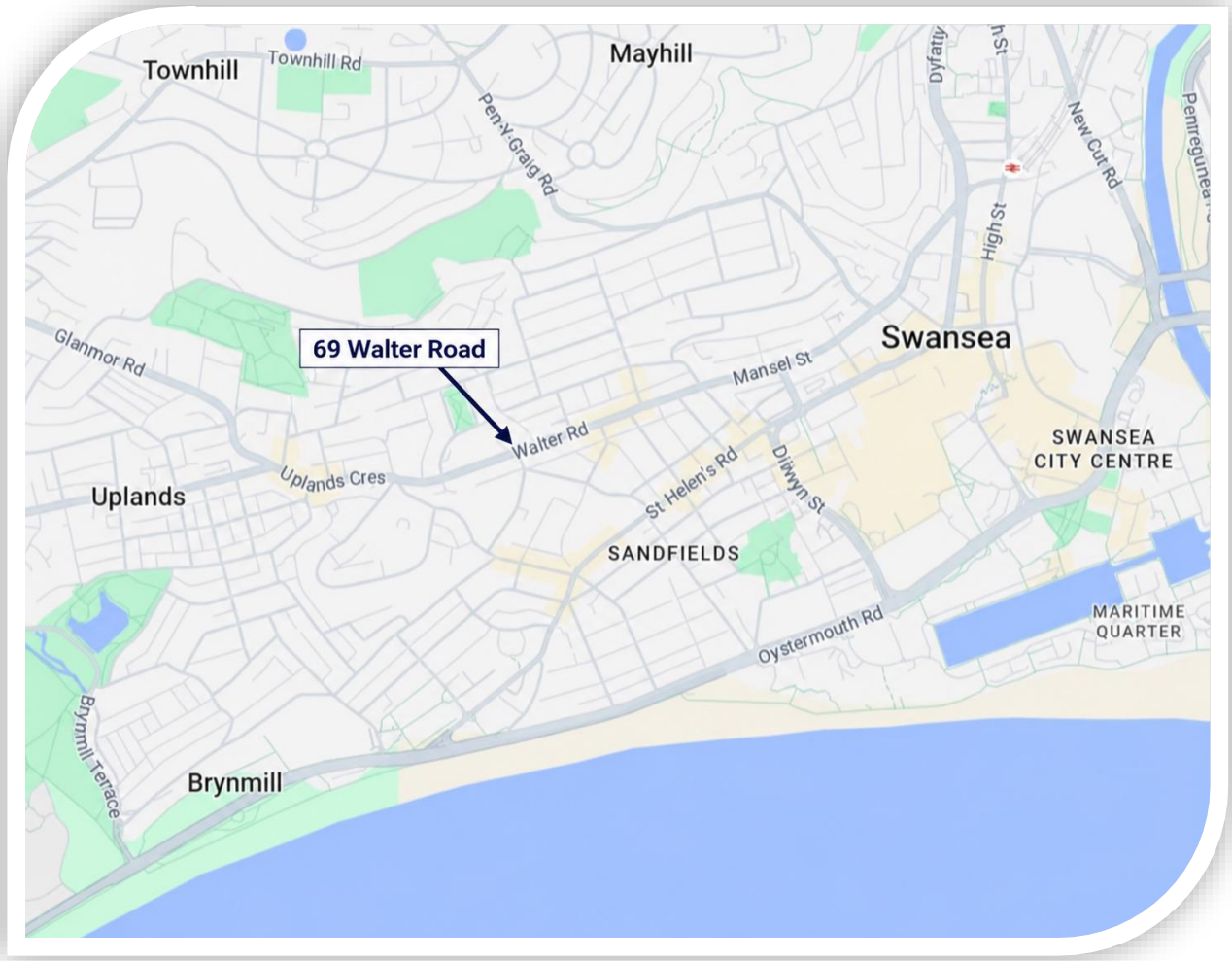
The office building occupies a prominent position on Walter Road, within an established commercial location to the west of Swansea city centre. The surrounding area accommodates a range of professional occupiers, including solicitors, dental practices and financial advisers, making it a well-established business address.

Walter Road forms one of the principal routes into Swansea city centre from the western suburbs, including Uplands, Sketty and Killay. The location benefits from access to the city centre's shops, cafés, restaurants and other amenities, together with local bus services along Walter Road.

DESCRIPTION

The property comprises a traditional semi-detached office building arranged over four floors. Solid brick construction with decorative stone quoins beneath a pitched, concrete-tiled roof and benefits from gas central heating.

The accommodation provides five offices, a kitchen and WC facilities at ground-floor level, four offices and WC facilities on the first floor, and two offices and a storeroom within the loft. The lower ground floor comprises three storerooms with direct access to the rear car park. Externally, there is a small front forecourt, side pedestrian access and a rear tarmac car park accessed via a lane from Westbury Street.



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TENURE
The property is available on new lease terms to be negotiated.
Also, available freehold with vacant possession.

VAT
All figures are exclusive of VAT where applicable.

BUSINESS RATES
Rateable Value £19,000 (UBR for Wales 2026/7 50.2 p in the £)
Interested parties are asked to verify rates payable by contacting the local authority.

RENT
Available at a rent of £17,000 pax

SALE
We have been instructed to seek offers in the region of £295,000

ENERGY PERFORMANCE CERTIFICATE
Energy Rating D

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

Description	Area sq m	Area sq ft
Basement		
Store 1	14.062	151
Store 2	7.061	76
Store 3	11.194	120
Ground floor		
Entrance Hallway		
Inner Hallway		
Office 1 (front)	12.066	130
Office 2 (front)	25.201	271
Office 3 (rear)	23.608	254
Office 4/staff room	20.864	225
Office 5 (rear)	13.061	141
Kitchen	11.991	129
WC		
First floor		
Office 6	12.126	131
Office 7	25.944	279
Office 8	20.142	217
Office 9	15.880	171
WC		
Second floor/loft		
Office 10 (rear)	17.346	187
Office 11 (front)	22.541	243
Store room	15.863	171
Total NIA	268.948	2895


YP66 BZD






THE INTERNAL CUSTOMER



