

UNIT 2 SOUTH QUAY

SWANSEA WATERFRONT | SWANSEA | SA1 8AH

**HUNT &
THORNE**

CHARTERED SURVEYORS



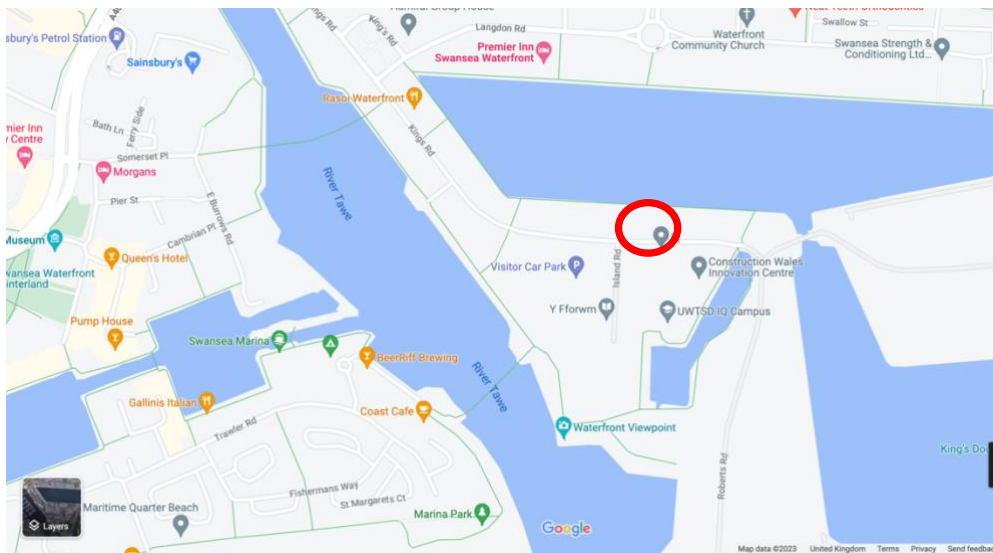
A3 PREMISES
FOR SALE

- GROUND FLOOR STEEL FRAME UNIT
- PRIME A3 PITCH ON KING'S ROAD, SOUTH QUAY
- 139.35 SQ M (1500 SQ FT)
- £210,000

LOCATION

The property is located within the South Quay development on King's Road, a prestigious mixed use project being undertaken by Quest. This development is included in the regeneration of the former Prince of Wales Dock.

Swansea Waterfront is continually growing commercial and residential area. The development includes many large residential complexes and student accommodation. The property has specifically been developed to compliment and service the residential unit within the development and other residential and business occupiers in this expanding development.



DESCRIPTION

The property comprises a ground floor steel frame unit, fronting onto the Prince of Wales Dock. A large glass front unit with aluminium frames. Open plan with shell for bathroom/kitchenette. The unit will be completed to a shell finish and not shops front to be added.

ACCOMMODATION

Ground Floor:	139.35 Sq M	1500 Sq Ft
First Floor:	-	-
Total:	139.35 Sq M	1500 Sq Ft

RATEABLE VALUE

To be accessed

UBR for Wales 2022/23 is 53.5p in the £

PLANNING

We have been advised to use this as an A3 property Class. We recommend for any applicant interested to enquire for planning accordingly.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

TENURE

We have been informed that the property is held long leasehold.

SALE

£210,000

EPC

This property's current energy rating is C.

6947-3357-5504-9280-7851

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

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WILL HUNT

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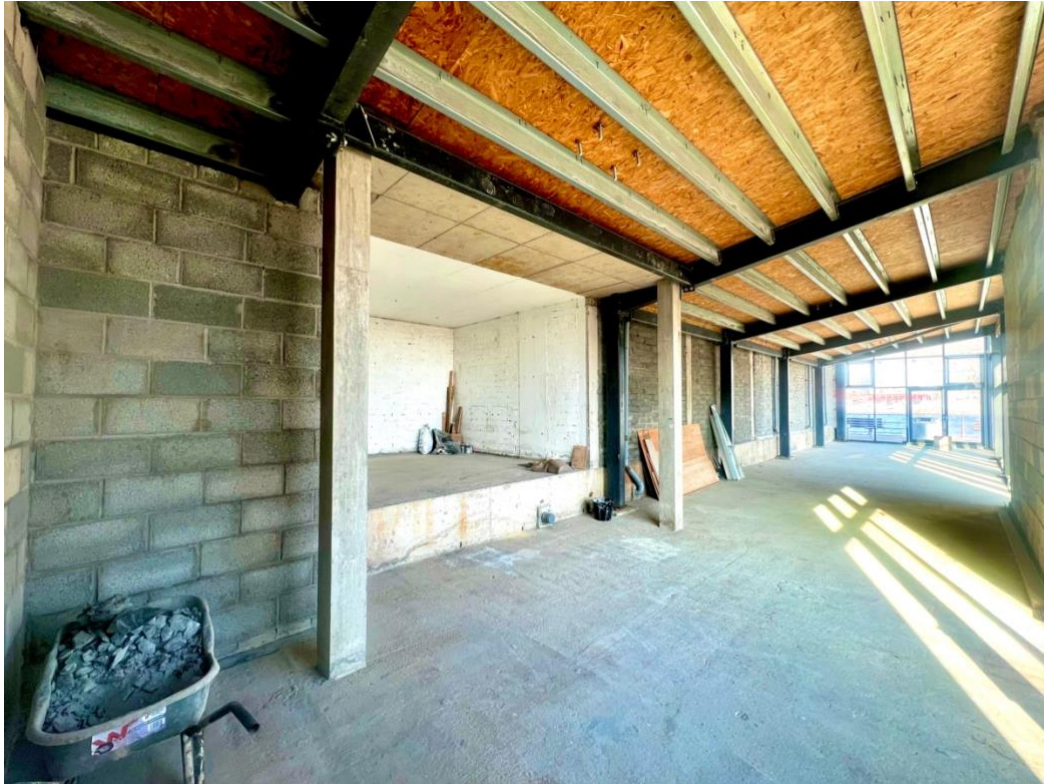
NOVEMBER 2024



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