

# 149/150 ST HELENS ROAD

SWANSEA | SA1 4DF

**HUNT &  
THORNE**

CHARTERED SURVEYORS



**REDEVELOPMENT  
OPPORTUNITY  
FOR SALE**

- FREEHOLD REDEVELOPMENT OPPORTUNITY
- A SELF-CONTAINED 'ISLAND' SITE OF 0.38 ACRES WITHIN THE CITY CENTRE & WITH DIRECT FRONTAGE TO ST HELENS ROAD
- POTENTIAL RESIDENTIAL CONVERSION SUBJECT TO NECESSARY PLANNING CONSENTS
- OFFERS IN THE REGION OF £750,000

## LOCATION

The property is located in Swansea City Centre fronting St Helens Road, a main arterial route into the City Centre. The location is mixed use with a variety of retail, leisure, offices and residential (including private dwellings, rented flats and student accommodation).

The site is a self-contained 'island' and benefits from a variety of access points from St Helens Road, Brunswick Street, Russell Street and a rear access lane.



## DESCRIPTION

The property comprises a pair of three-storey semi-detached office buildings, together with a single-storey 'hall' located at the rear of the site. There is a large car park (approx. 12 vehicles) to the rear of no 149 St Helens Road, together with parking for approx. 3 vehicles to the rear of no 150. There is a garden area at the front of the site that is raised from the level of the road.

No. 150 St Helens Road continues to be used as an office, whilst no. 149 has not been occupied for several years (although was last used as offices). The single-storey hall has also not been occupied for several years.

The property extends to a site area of approx. 0.38 acres (0.15ha), with a maximum site width of 32m and length of 52m.

No. 149 St Helens Rd has a gross floor area of approx. 4,500 sq ft, no. 150 approx. 3,250 sq ft and the hall accommodation approx. 1,500 sq ft. The accommodation as it stands is configured as a variety of different sized offices and meeting rooms together with ancillary accommodation and storage.

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

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 are advised the interest in the property is held freehold under the current Titles:

WA289907 (149 St Helens Rd)

CYM240891 (150 St Helens Rd)

WA297817 (property rear of 150 St Helens Rd)



## PLANNING

The property is ideally suited for residential conversion subject to obtaining the necessary planning consents. Developing the site as a whole provides maximum vehicular and pedestrian access and the opportunity to configure required car parking. Additional information available on request.

## ASKING PRICE

Offers in the region of **£750,000** (Seven Hundred and Fifty Thousand Pounds)

## VAT

TBC

## LEGAL COSTS

Each party to pay their own legal costs on this transaction.

## FURTHER INFORMATION

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

## WILLIAM HUNT

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