

5-6 Union Street
Swansea
West Glamorgan
SA1 3EE

**Freehold Shop & Uppers
For Sale with Full Vacant
Possession**

**Offers in excess of
£465,000**

Set on Union Street itself which runs between The Kingsway and the junction of Nelson Street and Orange Street, close to its juncture with Oxford Street. The area is renowned for its footfall of shoppers taking advantage of local and national retailers.



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

info@psscommercial.com

Description

Mid-terraced shop and upper parts, totalling over 7,150 sq.ft. approx. of which just under 3,000 sq.ft. is on ground floor.

The floor areas are set out as follows:-

Ground Floor 2,992 sq.ft.

Basement 483 sq.ft.

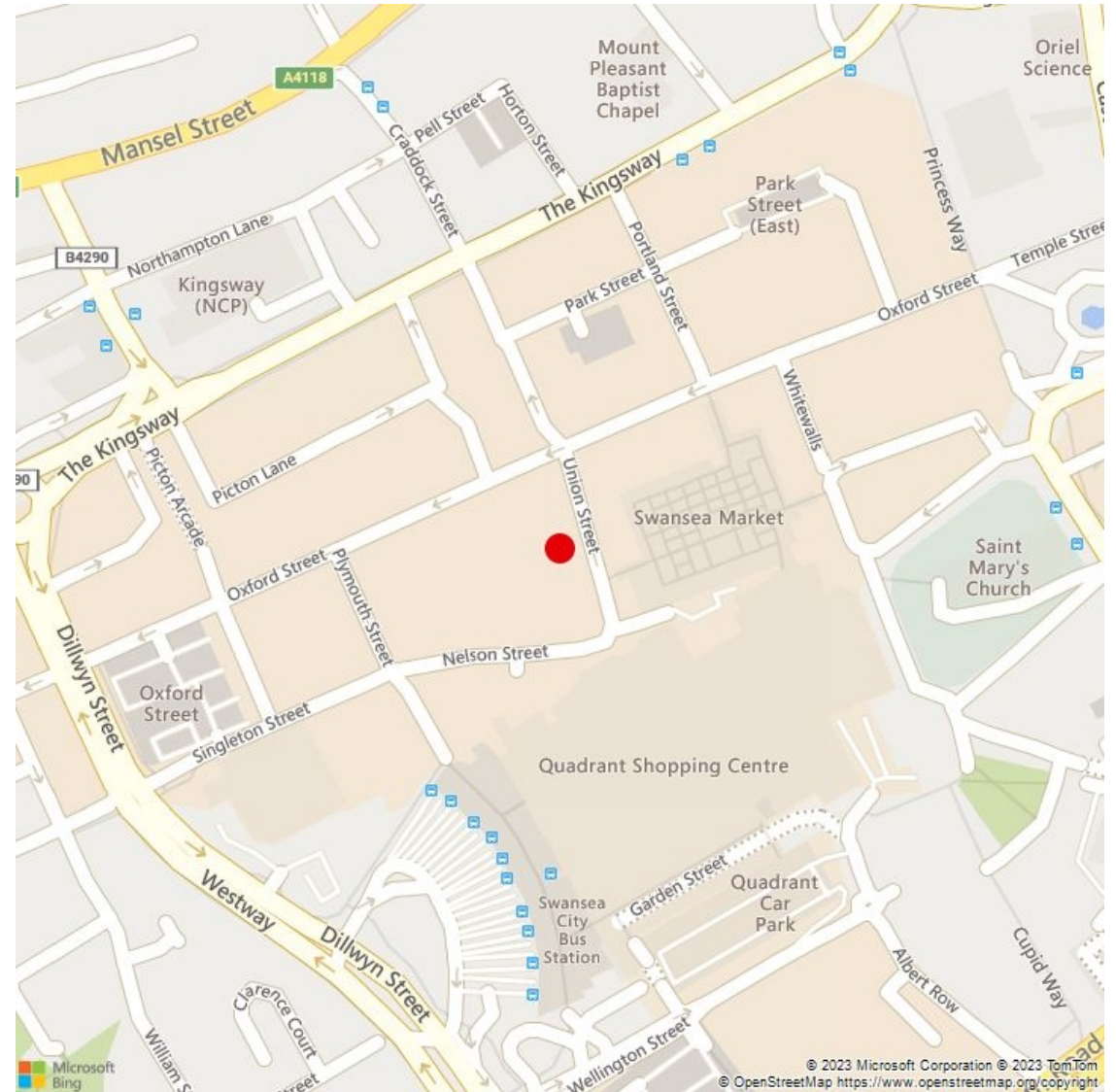
First Floor 2,307 sq.ft.

Second Floor 1,056 sq.ft.

Third Floor 314 sq.ft.

**** Some Photos Maybe Historic****

Building will be vacant end of March 2024



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Price

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EPC

Energy Rating D - Valid until 2027

Tenure

Freehold

Legal Costs

Each side to be responsible for their own legal fees



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Rates

Rateable value - £54,000 (as taken from Gov.uk)

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates

VAT

Property is elected for VAT

Viewing

Via the owners sole agents PSS Commercial 020 8800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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