



FREEHOLD INVESTMENT AND DEVELOPMENT OPPORTUNITY FOR SALE

21 Oxford Street, Swansea, SA1 3AQ

POTENTIAL FOR 13 FLATS IN CENTRAL HIGH STREET LOCATION.

Offers in region £695,000. Subject to Contract and exclusive of VAT.

Multi-floor Mixed Use Building **14,778 SQ FT (1,373 SQ M)**



Location

The property is located on the edge of the prime retail pitch of Oxford Street within Swansea City Centre. Swansea has a population of more than 311,000 with a catchment of 537,000 within a 30-minute drive time. The city also boasts a large student population of over 24,000 students spread across Swansea University and University of Wales Trinity St David.

Description

The property comprises a mid-terrace three storey building plus basement constructed c.1900 as a department store.

The site occupies a prominent position on Oxford Street and is well situated to benefit from the proposed City Centre Regeneration of the Kingsway and surrounding areas. Nearby occupiers include Waterstones and Nat West Bank.

Rear loading is provided off a small yard leading onto the adjacent Plymouth Street.

- **Mixed Use three storey City Centre property in Central High Street Location.**
- **Ground Floor and Basement Let to Bonmarche.**
- **Front and Rear Private Access.**
- **Attractive Bay Windows and High Ceilings.**

Basement: 3,719 sq ft / 345.5 sq m

Ground (Retail) : 3,713 sq ft / 344.9 sq m

First: 4,400 sq ft / 410 sq m

Second: 4,400 sq ft / 410 sq m (after building works)

TOTAL: 14,778 sq ft / 1,373 sq m

Tenancies

Bonmarché

The property is let to Bonmarche Properties Ltd (BM) on a new lease for a term of 5 years from July 2021 at an annual rental of £40,000 rising in year 2 to £45,000 and thereafter £50,000 with a tenant break at year 3.

Planning



*** Planning permission for 10 flats with a further 3 flats pending ***

Planning achieved in February 2020 under reference 2019/2672/FUL at Swansea Borough Council for change of use of the second floor from retail use to six self-contained 1-bedroom flats and one 2-bedroom self-contained flat including 2nd floor rear extension and fenestration alterations.

Further planning was obtained for three flats on the first floor under reference 2021/0814/FUL in May 2021 and an application is pending for three more flats under reference 2021/1800/FUL..

There is No VAT, S106 or CIL.

There is also the possibility of a Welsh Government regeneration grant depending on Government funding. Interested parties should enquire of the Senior Regeneration Officer, **Craig Fisher**, at Swansea Council. Uwch-swyddog Adfywio
Tel: 07826 950 439
Email: craig.fisher@swansea.gov.uk

Use

Mixed Use

Freehold



We are instructed to seek offers in excess of **£695,000 (Six Hundred and Ninety-Five Thousand Pounds)**, Subject To Contract and exclusive of VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

For further information or to arrange a viewing please contact:

Richard Brecker

07836 246 777

Richard@breckergrossmith.co.uk

breckergrossmith.co.uk

020 7486 3531





Energy Performance Certificate

Non-Domestic Building



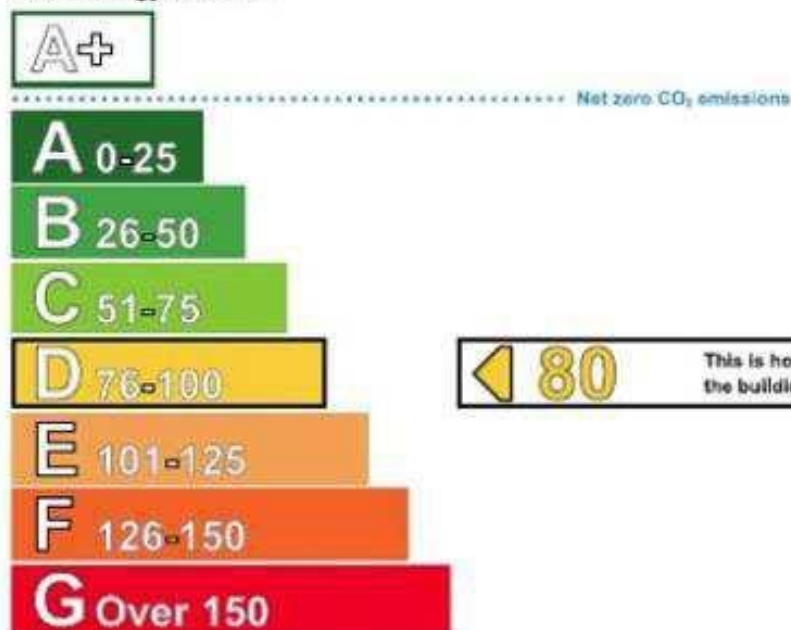
21 Oxford Street
SWANSEA
SA1 3AQ

Certificate Reference Number:
9712-3047-0484-0900-1391

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

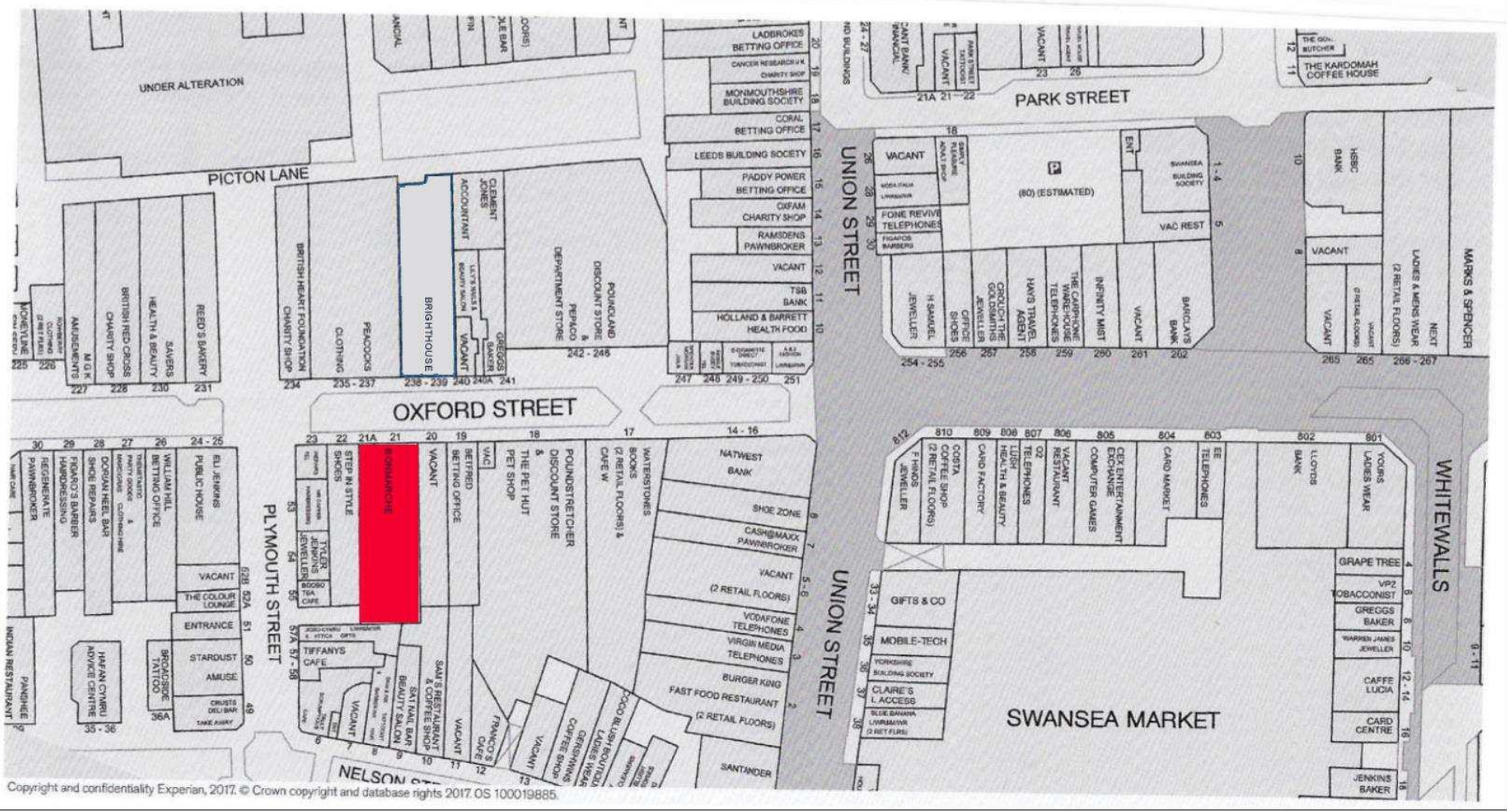
Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	1451
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	31.97
Primary energy use (kWh/m ² per year):	188.88

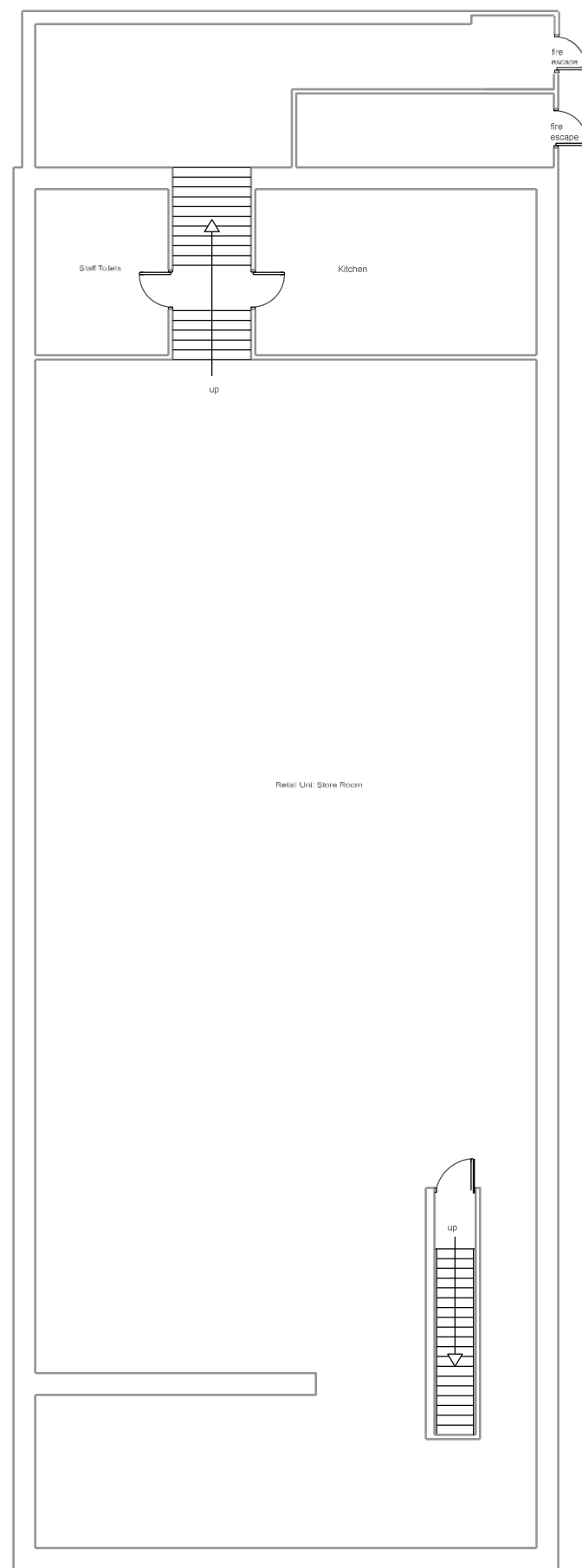
Benchmarks

Buildings similar to this one could have ratings as follows:

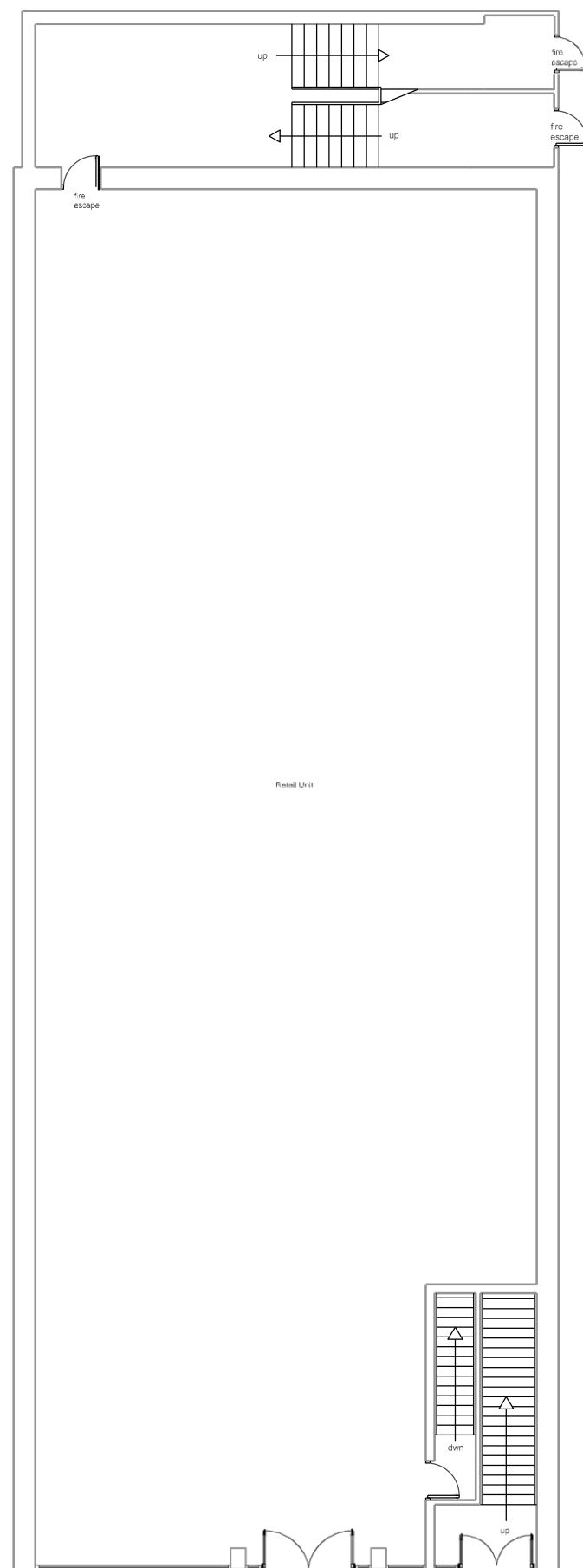
30	If newly built
100	If typical of the existing stock



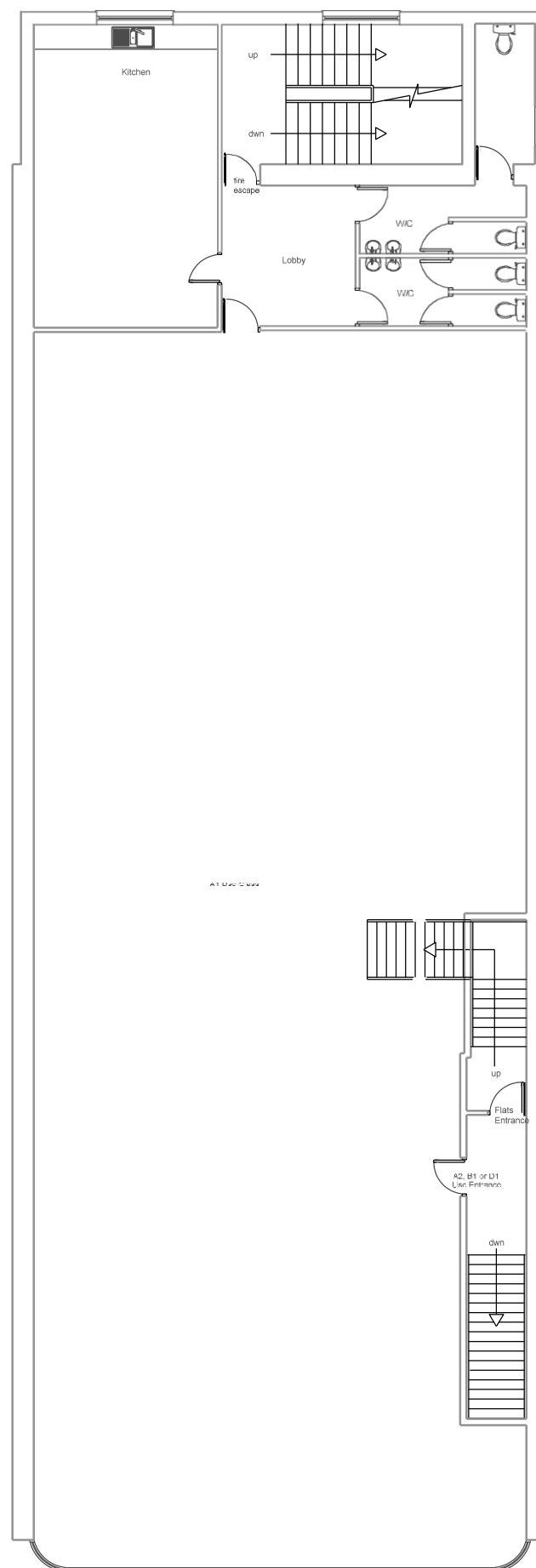
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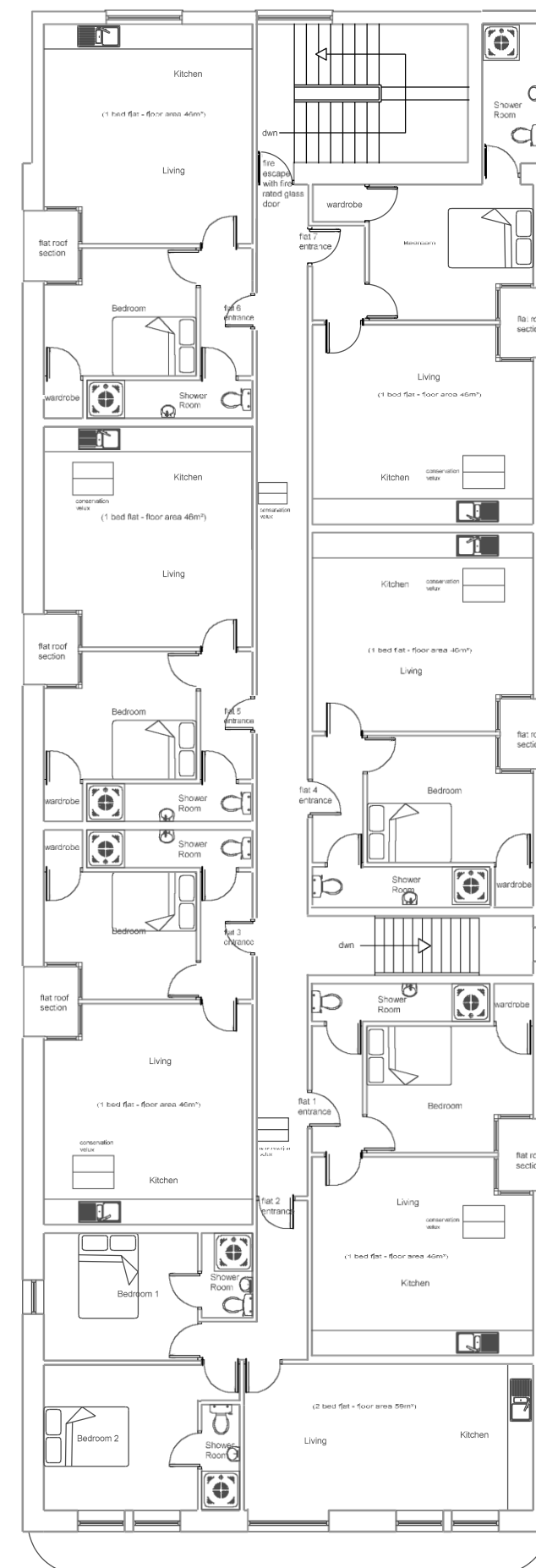
Proposed Basement Floor Plan
Scale 1 : 100



Proposed Ground Floor Plan
Scale 1 : 100



Proposed First Floor Plan
Scale 1 : 100



Proposed Second Floor Plan
Scale 1 : 100



JAREWBRIDGE
DEVELOPMENT SERVICES
Architectural Design +
Quantity Surveying

5 Chapel Street, Mumbles, Swansea SA3 4NH

web: www.jarewbridge.com
email: info@jarewbridge.com
tel: 01792 360606
Adam: 07790 762443 John: 07775 595410

Client:

Product:

21 Oxford Street
Swansea

Drawing Title:

Proposed Floor Plans

Issue:

PLANNING

Product Ref:

04.19.210

Drawing No.:

04.19.210.D3

Scale:

1:100

Date:

14.11.19

Drawn:

APR

Checked:

JAR

Sheet Size:

A1

Author:

M