



# 64/65 The Kingsway, Swansea, SA1 5HW

**FOR SALE**

**Part Income Producing / Part  
Vacant Freehold Investment**

**Offers in excess of £875,000  
(Not elected for VAT)**

 **Cooke & Arkwright**

# SUMMARY

- FOR SALE (FREEHOLD)
- Offers in excess of £875,000
- Prominent city centre mixed use A2 / C3 property.
- 7 residential flats (3, 2-bedroom flats and 4, 1-bedroom flats).
- Residential - Producing income of £59,100 pa.
- Commercial - Vacant basement, ground and first floors.
- TOTAL SIZE 11,823 sq. ft.



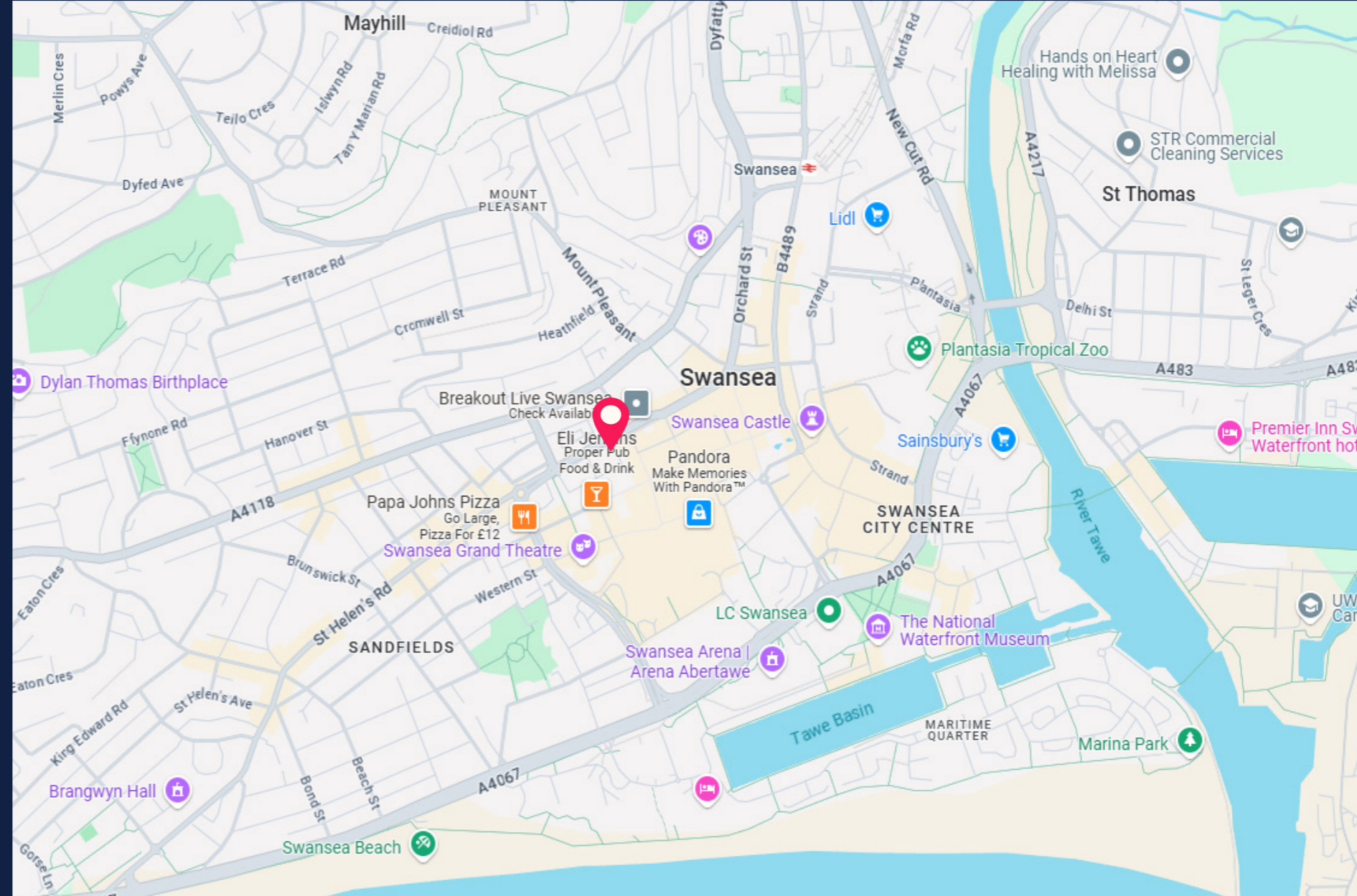
# LOCATION

The property is located on Kingsway, a main road running through Swansea city centre. The road has recently undergone significant regeneration which has enhanced the useability to the public with a new cycle lane, reduced car lanes and more green spaces.

Situated in close proximity to Swansea's main retail area, the property is surrounded by a diverse range of amenities, including restaurants, cafes, student accommodation and office space. Notable developments nearby include the recent completion of 71/72 Kingsway, a new state of the art office building, and the ongoing development of Biome at 242 – 246 Oxford Street which is directly behind the property.

Swansea city centre is currently undergoing redevelopment as part of a £1bn ongoing regeneration program which will see changes to Oxford Street, The Kingsway, Swansea Arena, Skyline and a new seafront hotel.

The property benefits from nearby transports links including Swansea Central Station which is 0.5 miles (10min walk) from the property and Swansea bus station is 0.4 miles (8min walk) away.



# DESCRIPTION

The property is an end-of-terrace building arranged over five floors: basement, ground floor, first floor, and two upper residential levels.

The ground floor comprises a retail unit with a dedicated entrance from Kingsway and is currently fitted out as a former banking hall, falling under Use Class A2. The basement which is in a shell condition, is linked internally to the the retail space and benefits from a rear access point onto Picton Lane. The ground floor will be handed over in its fitted out condition.

The first floor provides a fully fitted out office accommodation with separate access via Picton Lane, which also leads to the residential areas above.

The residential element comprises three two-bedroom flats on the second floor and four one-bedroom flats on the third floor, all accessed independently from the communal reception area.

All floors of the property are served by a lift system, apart from the ground floor retail unit.

# ACCOMMODATION

	Use	Sq.ft	Sq.m
Basement	Ancillary	1,025	95.21
Ground Floor	Retail	1,898	176.33
First Floor	Ancillary/Offices	1,889	175.49

	Use	
Second Floor	Residential	3 flats
Third Floor	Residential	4 flats

# TENANCY SCHEDULE

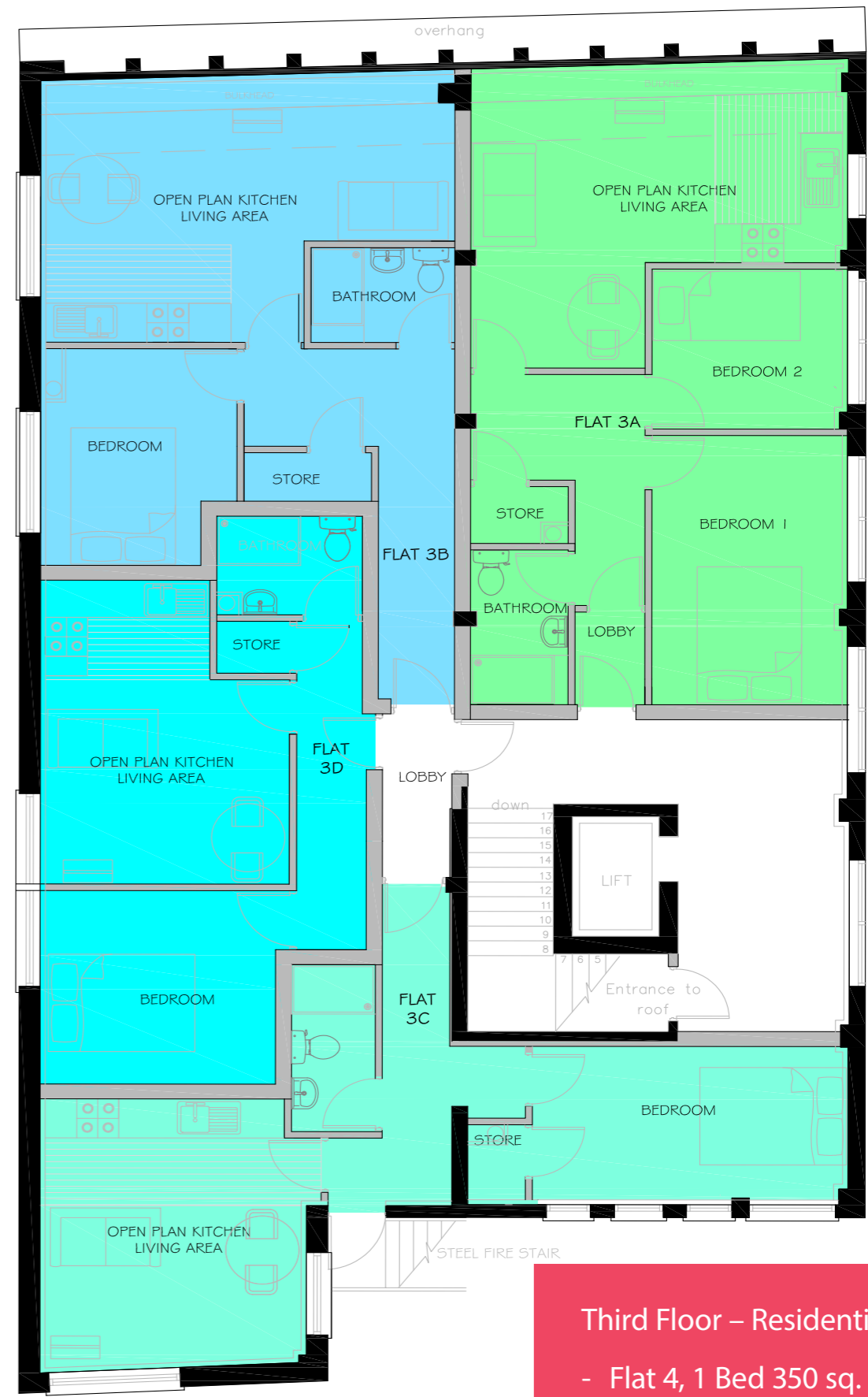
	Occupation Contract End Date	Rent	EPC
Basement	VACANT	To Let	
Ground Floor Retail	VACANT	To let	B-45
1st Floor Retail	VACANT	To Let	B-45
Flat 1	13/10/25	£800	B
Flat 2	25/07/26	£800	C
Flat 3	PERIODIC	£650	C
Flat 4	15/08/25	£725	C
Flat 5	29/10/25	£650	C
Flat 6	PERIODIC	£600	C
Flat 7	PERIODIC	£700	C





**Second Floor – Residential**

- Flat 1, 2 Bed 507 sq. ft.
- Flat 2, 2 Bed 686 sq. ft.
- Flat 3, 2 Bed 589 sq. ft.



**Third Floor – Residential**

- Flat 4, 1 Bed 350 sq. ft.
- Flat 5, 1 Bed 385 sq. ft.
- Flat 6, 1 bed 433 sq. ft.
- Flat 7, 1 Bed 530 sq. ft.

# RATEABLE VALUE

Assessment	2023 Rateable Value	Rates Payable 23/34
64-65 The Kingsway, Swansea	£14,500	£7,757.50
1st Floor 64/65, The Kingsway, Swansea	£11,000	£5,885

# ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

# VAT

The property is not elected for VAT.





# CONTACT

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