

Unit 18, J Shed Swansea, SA1 8PL

Live / Work Accommodation



Summary

A modern office unit located in the J-Shed building in SA1.

Property Type	Offices
Tenure	For Sale
Status	Available
Price	£215,000
Size	1,058 sq ft

- Unique Opportunity
- High Quality Office Space
- Prominent Location within SA1
- Famous Grade II Listed Building
- Vacant Possession Sale
- Live / Work Accommodation
- Close Proximity to new UWTSD Campus Development

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Location

The J Shed is located in the heart of the £200 million redevelopment of SA1. The SA1 development houses occupiers including Admiral, OSTC, Village Hotel and Starbucks. The University of Wales Trinity St David are in the process of developing a new campus within SA1, opening in phases from September 2018 onwards.

The property benefits from pedestrian access into Swansea City Centre and is in walking distance to Swansea central railway station.

Description

The property is arranged in an open plan format with fitted kitchen and toilet facilities. The building itself provides a mix of commercial occupiers on the ground floor with office and live/work accommodation to the first floor.

Specification

The property benefits from the following features.

- Electric Storage Heating system
- Video intercom system
- Cat C cabling and networking
- Carpet flooring
- Kitchen
- W/C facilities

Accommodation

The available accommodation has been measured on a GIA basis as follows:

Unit	sq ft	sq m
First Floor	1,058	98
Total	1,058	98

Tenure

The property is currently occupied but we are advised that it will be made available with the benefit of vacant possession.

The Long Leasehold of the subject property is available for sale, with an unexpired term of 107 years.

Further details relating to the leasehold interest can be supplied upon request.

Terms

Long leasehold sale - £215,000 exclusive.



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Service Charge

We are advised that the following annual service costs are currently associated with the leasehold interest:

Ground rent - £50 per annum

Insurance - £488 per annum

Service Charges - £2,928 per annum

Planning

The unit benefits from dual planning consent for office and residential use. We would encourage interested parties to make their own enquiries with the local planning authority in this regard.

Business Rates

Rates Payable: £6,397 per annum (based on a rateable value of : £10,500).

Small business rates relief may be applicable to this building. We would encourage dialogue with the Local Authority in this regard.

EPC

The property has been assessed as 257 (G) - EPC is available for download from the BP2 website.

VAT & Legal Costs

All prices, premiums and rents are quoted exclusive of VAT. Each party is responsible for their own legal costs incurred in any transaction.



Enquire now



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Viewing and Further Information

For further information, or if you would like to arrange a viewing, please contact us.



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