

18 PARK STREET, **SWANSEA** SA1 3DJ



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FREEHOLD RETAIL PREMISES in the heart of Swansea city centre **FOR SALE / MAY LET**

Ground floor sales area - approximately **63.33 sq m (682 sq ft)** plus first floor storage and ancillary

A1 retail consent - potential for alternative uses (office, A2, A3, leisure - subject to planning)

stuarthogg
property consultants
www.stuarthogg.com
01874 622697

LOCATION

The property is situated on Park Street in Swansea City Centre, conveniently positioned just off the Kingsway and Oxford Street. A well-established commercial location benefitting from strong pedestrian footfall and close proximity to the city's principal retail, leisure, and transport amenities.

Park Street lies within the core city centre pitch, adjacent to a mix of national and independent occupiers, professional services, and food & beverage operators. The area benefits from excellent accessibility, with nearby public transport links and city centre car parking.

There is a major redevelopment nearing completion adjacent to the Property (254/255 Oxford Street) to create 33 new apartments and new retail units on the ground floor.

DESCRIPTION

The Property comprises an end of terraced commercial premises with ground floor retail sales extending to approximately 63.33 sq m (682 sq ft) with a modern display shop front, suspended ceiling with flush lighting and a rear stair case to first floor storage and ancillary space including kitchenette and WC.

The sales area is regular in shape with a net internal width of approximately 5.31 metres and a shop depth of approximately 12.0 metres.

The building has rendered elevations under a pitched concrete tiled roof.

SERVICES

Mains electricity, water and drainage are connected.

PLANNING

The property has planning consent for use as uses falling within A1 of the Town and Country Planning (Use Classes) Order.

Interested parties should satisfy themselves as to the suitability of the property for alternative uses by contacting Swansea City and County Council.



FLOOR AREAS

The ground floor area of approximately **68.33 sq m (682 sq ft)** plus a storage and ancillary on the first floor.

Approximate dimensions are provided on the indicative layout plans.

BUSINESS RATES

The Property has a Rateable Value of £8,600 in the 2026 Rating List.

VAT

No VAT is applicable to the sale price / rent.

EPC

A copy of the EPC is available on request - Rating "E"

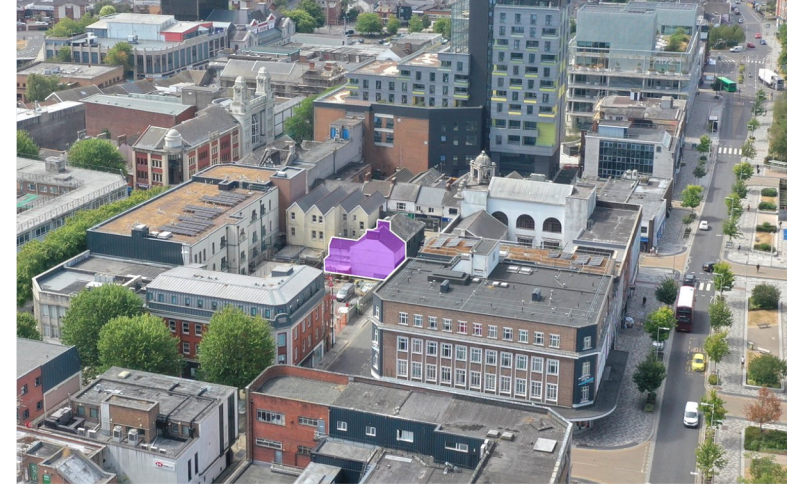
TERMS

Freehold - Guide price - £200,000

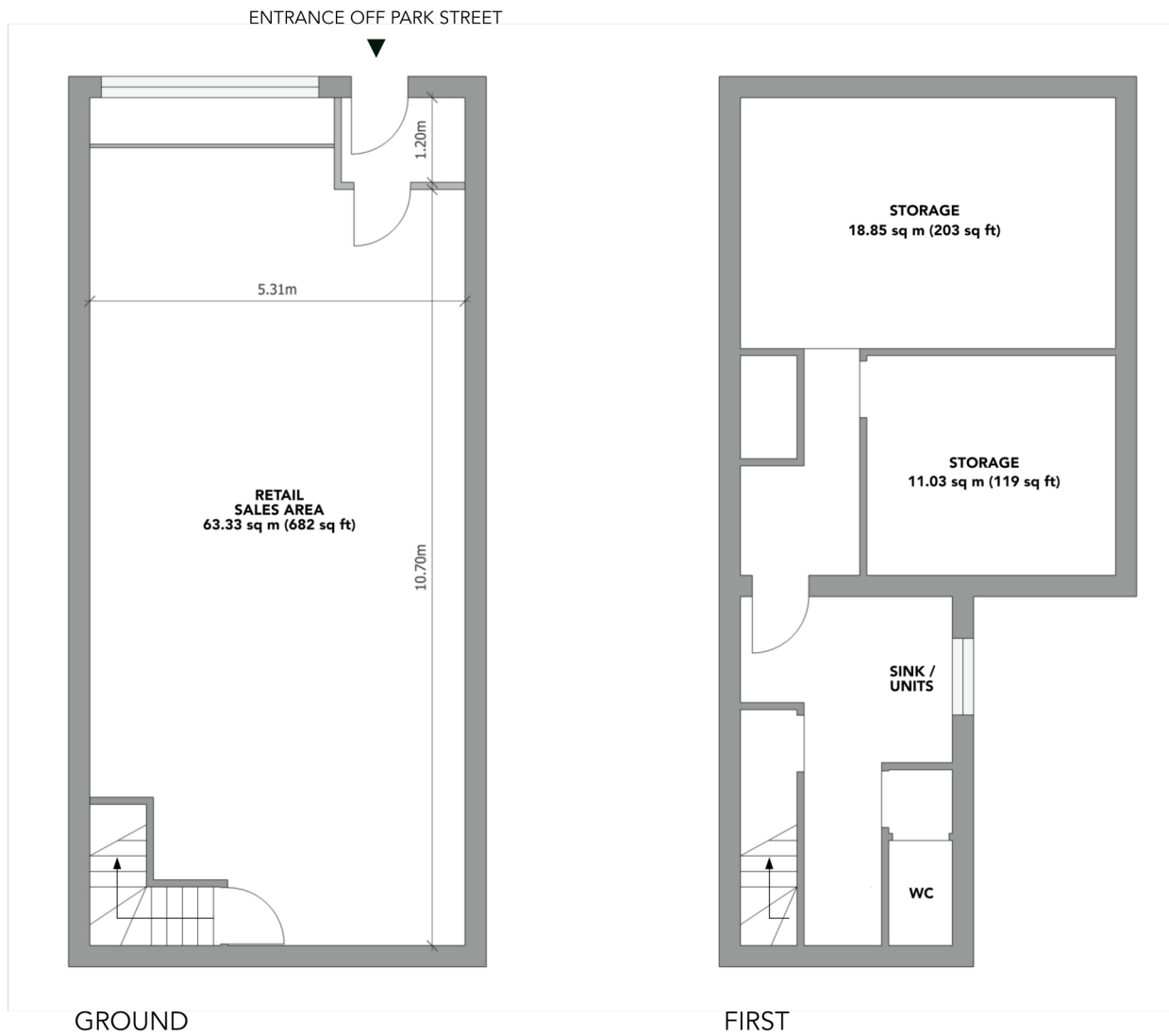
Consideration given to letting - quoting rental £20,000 per annum for the whole on effective full repairing and insuring basis - lease term by negotiation.

LEGAL COSTS

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



FLOOR PLANS



VIEWING & FURTHER INFORMATION

For further information please contact:

Stuart Hogg - Stuart Hogg Property Consultants
M. 07723 923770
T. 01874 622697 or 029 2125 0050
E. sh@stuarthogg.com





stuarthogg
property consultants
www.stuarthogg.com
01874 622697

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