

FOR SALE

23 Uplands Crescent
Swansea
SA2 0NY



Location

The subject branch is located in Uplands which is approximately 1.5 miles west of Swansea city centre. The area is a mixed demographic residential area with the areas along Uplands Crescent providing retail and food led provision. Nearby occupiers include the Post office, Sainsbury's Local, Tesco Metro and a number of takeaway and restaurant occupiers.

Description

The property comprises a three storey mid terraced building of solid brick and stone elevations under a pitched slate roof. Internally, the ground floor is fitted out as a banking hall. The upper floors comprise staff and ancillary areas over the remaining 2 levels. Upper floors are all in a poorer condition and in need of refurbishment.

The rear area could provide a separate access to upper floors in the instance of any residential conversion.

Planning

The property has an historic use as a Bank & Premises.

Tenure

The property is available to purchase on a freehold basis with full vacant possession.

Price

On application to agent.

Accommodation

The property has been measured on a NIA basis:

Floor Areas	Sq. M	Sq. Ft
GF	67.06	721
FF	12.15	130
SF	35.71	384
TF	33.52	360
Total	148.17	1,595

Alternative Use & Redevelopment

The property offers the potential for a variety of alternative uses or redevelopment, subject to planning. Potential uses include A1, A3, Residential etc.

Non—Domestic Rates

The property is listed as 'Bank & Premises' and under the 2017 rating list has a rateable value of £11,000.

Energy Performance Certificate

A copy of the full energy performance certificate is available upon request.

VAT

All figures exclude VAT where applicable.



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