



Former Swansea Boys Club



View from Site

Tenure

Freehold.

Location

The property is situated on the east side of Berwick Terrace, which is located off North Hill Road and Dyfatty Street (A4118), just to the north of Swansea city centre with impressive views overlooking the waterfront and bay. The extensive amenities, shops and universities are all accessible. There is a Rail Station in Swansea city centre, and the A4118, A433 and M4 Motorway, providing access to Cardiff and Cardiff Airport, are all close by.

Description

The property comprises a detached building arranged over basement, ground and first floors occupying a site extending to approximately 2,043 sq m (21,990 sq ft). There is a telecommunications mast on site.

Accommodation

Lower Ground Floor – Basement (not inspected)

Ground Floor – Seven Rooms, Former Toilets

Lower First Floor – Four Rooms

Upper First Floor – Room

Total GEA Approximately 1,009.30 sq m (10,864 sq ft)

Site Area Approximately 2,043 sq m (21,990 sq ft)

NB. Floor plans of the building are available at www.allcop.co.uk

Tenancy

The property is subject to a commercial lease for a telecommunications mast on the land to the rear of the building for a term of 15 years from 8th July 2013 at a current rent of £4,850 per annum.

Planning

Local Planning Authority: City and County of Swansea.

Tel: 01792 635717.

The property may afford possible potential for residential redevelopment, subject to obtaining all necessary consents.

Swansea

**Former Swansea Boys Club,
Berwick Terrace,
South Wales
SA1 6XT**

- **A Freehold Detached Building extending (GEA) to Approximately 1,009.30 sq m (10,864 sq ft)**
- **Site Area extending to Approximately 2,043 sq m (21,990 sq ft)**
- **Subject to a Commercial Lease for a Telecommunications Mast**
- **Possible potential for Redevelopment subject to obtaining all necessary consents**
- **Impressive views across Swansea Bay and the City**
- **Current Rent Reserved**
£4,850 per annum
From Telecommunications Mast

BY ORDER OF THE CITY AND COUNTY OF SWANSEA



NB. The plan is for identification only. © Crown Copyright, ES 100004106

To View

The property will be open for viewing every Monday and Thursday before the Auction between 3.30 – 4.00 p.m. These are open viewing times with no need to register. (Ref: MW). Please exercise caution when viewing the property.

**INVESTMENT/PART VACANT –
Freehold Building and Land**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allcop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

LOT 239 WITHDRAWN