

lot 53

Albert Hall, Cradock Street Swansea, West Glamorgan SA1 3EP

Vacant
Possession

Freehold Leisure Building with Potential

- 1,868.63 sq m (20,114 sq ft) accommodation
- Substantial historic building in Swansea city centre
- Development potential (subject to consents)
- Nearby occupiers include Tesco Express, TSB Bank, Swansea Metropolitan University and Swansea Central Police Station
- Approximate site area of 0.25 Acres (0.10 Hectares)



On Behalf of
Joint LPA Receivers



Location

Miles: 12 miles east of Llanelli
38 miles west of Cardiff
Roads: A4118, A4067, A483, M4 (Junction 47)
Rail: Swansea Rail Station
Air: Cardiff International Airport

Situation

The property is situated in a prominent corner location on the eastern side of Cradock Street at its junction with De La Beche Street. The property is just north of The Kingsway and Oxford Street, Swansea's prime retailing thoroughfare, and within a short walk of the Quadrant Shopping Centre. The property is adjacent to a Swansea Metropolitan University building with other nearby occupiers including Tesco Express, TSB Bank and Swansea Central Police Station along with a number of independent retailers.

Description

The property comprises a former bingo/music hall on ground floor with ancillary accommodation on the first and second floors. The property benefits from an approximate site area of 0.25 acres (0.10 hectares).

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect to the contents herein, including (but not limited to) VAT. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Viewings

There will be **block viewings** for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Henry Wilkinson. Telephone: +44 (0)20 7034 4861.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Ground	Former Bingo/Music Hall	926.79 sq m	(9,976 sq ft)	VACANT
First	Ancillary	470.92 sq m	(5,069 sq ft)	
Second	Ancillary	470.92 sq m	(5,069 sq ft)	
Totals		1,868.63 sq m	(20,114 sq ft)	

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Henry Wilkinson
Tel: +44 (0)20 7034 4861.
Email: henry.wilkinson@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

Walker Morris LLP
Kings Court, 12 King Street, Leeds, LS1 2HL.
Tel: +44 (0)113 283 2675.
Email: philippa.gibb@walkermorris.co.uk
Ref: Philippa Gibb.