



Singleton Hotel

1-2 Dillwyn Street, Swansea, SA1 4AE

- Substantial City Centre Property of over 6,000 square feet
- Open Plan Character Victorian Bar Area (100 plus)
- Seven en suite Letting Bedrooms
- Three Bedroom Owners Accommodation

Freehold | £295,000



LOCATION

Swansea is the Principality's Second City, it has a vibrant city centre and economy. It being the largest conurbation in West Wales it serves a much wider community and despite having a population of over 250,000, but has an infrastructure and economy greater than other cities of this size, due to its strategic importance. It is also well known for its seafront which is possibly closer to any city centre of this size anywhere in the UK.

The Singleton is an attractive Victorian property holding a prominent corner site just on the edge of the city centre opposite the Grand Theatre. It is a substantial property of in excess of 6,000 square feet and offers period ground floor trading area, seven en suite letting bedrooms and three bedroom owners flat. Due to its size and central position it offers a purchaser a number of uses (possibly a split use) subject to planning permission.

The property which must be viewed to be appreciated is briefly described as follows:

GROUND FLOOR

Entrance Vestibule provides access into Open Plan Bar Areas in two principal sections.

The MAIN BAR AREA is adjacent to the servery which has panelled frontage. There is assorted seating for 35 customers, two fireplaces, one has previously housed a solid fuel burner and has enamel tiled surround, the other with dark stained mahogany mantelpiece, tiled hearth, cast iron back fitting with enamel tiled surround. The room has heavily beamed ceiling.

The LOUNGE BAR AREA is on split levels, has assorted dark stained seating to matching tables currently arranged for 30 or so customers and at lower level is a GAMES SECTION with pool table and dart throw.

A set of LADIES and GENTLEMEN'S TOILETS.

To the rear of the servery is a small but well appointed KITCHEN AREA with non slip flooring, a selection of stainless steel catering effects used for the dispensing of snacks and bar meals. Ceiling fitted galvanised extraction canopy.

BASEMENT

BEER CELLAR which has delivery access from the side of the premises.

FIRST FLOOR

LETTING ACCOMMODATION

Each bedroom has a full bedroom suite and an en suite shower room.

BEDROOM 101, single room

BEDROOM 102, twin room

BEDROOM 103, 104, 105, 106, are all double rooms

BEDROOM 107, single room

SECOND FLOOR

OWNERS ACCOMMODATION

Good size KITCHEN/DINER which at one time would have been two separate rooms. The kitchen area has fitted units and the dining area has sufficient space for a full size dining table. Good size LOUNGE. BATHROOM with wash hand basin and bath with shower over. Separate WC adjacent. BEDROOM 1, single (currently utilised as an office) BEDROOM 2, double. BEDROOM 3, double.

OUTSIDE

There are no external trading areas.

THE BUSINESS

The business has been hitherto let on a traditional Pub Company style lease and therefore no trading accounts are available. Prospective purchasers will need to reach their own conclusion as to the potential trade and profitability which can be enjoyed at this outlet.

TENURE & PRICE

FREEHOLD £295,000 to include fixtures and fittings. Stock at valuation in addition.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

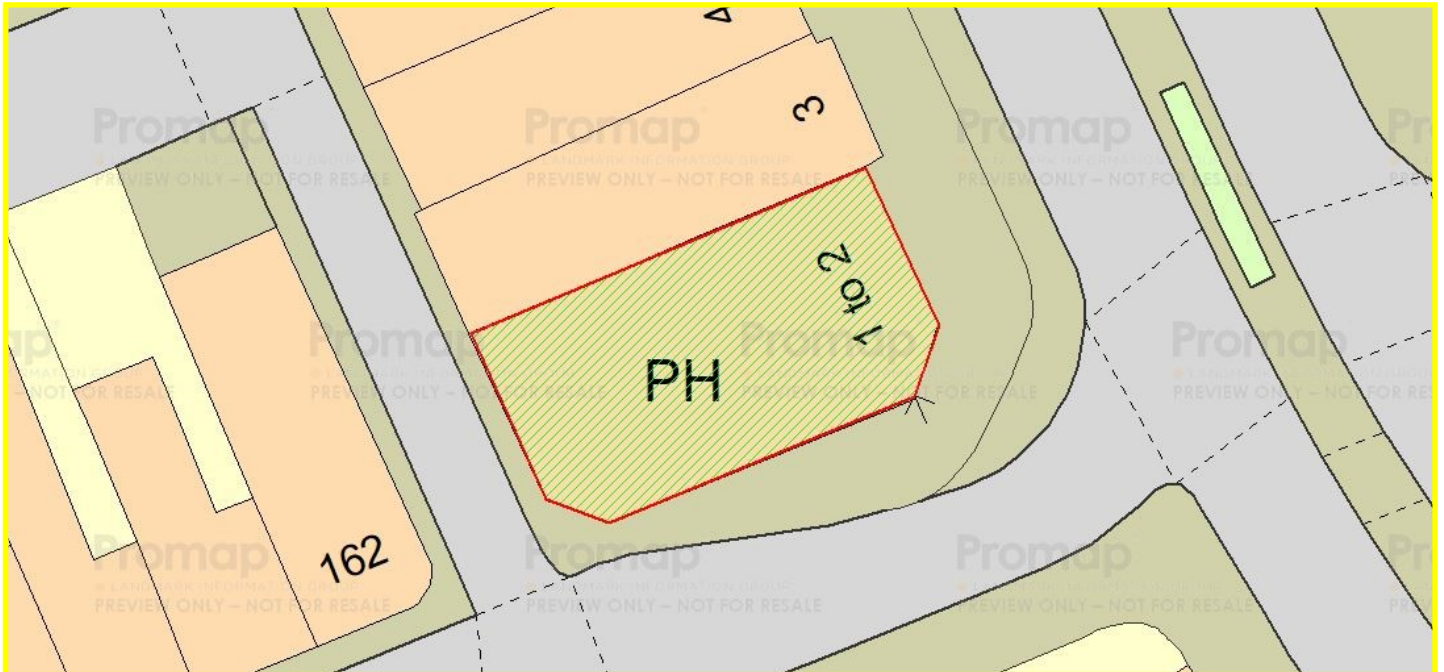


LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 11.00 am and 12 midnight Sunday to Thursday and 11.00 am and 1.00 am Friday and Saturday.

SERVICES

All mains services are connected and the property has the benefit of gas fired central heating.



More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

54

This is how energy efficient the building is.

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