FOR SALE
Freehold Refurbishment Opportunity

Llanfair Buildings
10 St. Mary’s Square
Swansea
SA1 1LH

PROFILE KEY BUILDING ADJOINING MAJOR CITY CENTRE REDEVELOPMENT
GIA 1,079m² (11,614ft²)
EXISTING OFFICE USE
OFFERS INVITED
LOCATION

The property is located in the heart of the city centre and adjoining the proposed major retail and mixed use redevelopment driven by Hammerson and Urban Splash which is likely to include the redevelopment of the adjoining St. David’s shopping centre. This prominent Grade II listed building is in a key location to benefit from the substantial redevelopment proposed by this major regeneration scheme.

DESCRIPTION

The premises comprise a former Court House providing accommodation on basement and three other floors, extending in total to just over 11,614 ft² and offering potential for either continuation of its existing use as offices or as a development opportunity for mixed use retail, restaurant, residential or office scheme.

Attached is a planning statement. Indicative floor plans are available upon request. A feasibility document exploring the development potential prepared by HLM Architects is available on request.

ACCOMMODATION

The accommodation comprises a full height basement, ground floor former court room and two upper floors of offices.

<table>
<thead>
<tr>
<th>Floor</th>
<th>GIA (m²)</th>
<th>(ft²)</th>
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</thead>
<tbody>
<tr>
<td>Ground</td>
<td>306.72</td>
<td>3,302</td>
</tr>
<tr>
<td>First</td>
<td>281.88</td>
<td>3,034</td>
</tr>
<tr>
<td>Second</td>
<td>235.43</td>
<td>2,534</td>
</tr>
<tr>
<td>Basement</td>
<td>254.54</td>
<td>2,740</td>
</tr>
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All areas and dimensions are approximate, verification is recommended.

TENURE

Freehold.

PRICE

The freehold interest in the property is available with vacant possession. Our clients are seeking unconditional offers for their interest. Whilst conditional offers will be considered this is not the preferred option.

BUSINESS RATES

The property has a rateable value of £31,500. The current UBR is 48.9p in the £, therefore rates payable are £15,403.50, although interested parties are advised to confirm this with the local authority.

SOLICITORS

Morgan La Roche
Bay House
Phoenix Way
Enterprise Park
Swansea SA7 9YT

VIEWING

Strictly by prior appointment through the sole agent. Please contact:

Rowland Jones
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SUBJECT TO CONTRACT

February 2008
INTRODUCTION

Vail Williams’ planning team were instructed by Travel City Direct in relation to the opportunities for achieving best value through planning for the existing two office buildings on the above site. The building is an Old Court House Building known as the “Llanfair Building”, 10 St. Mary’s Square, Swansea. The building was formerly used as a county court and is currently used for offices (B1 use class).

The subject building is located in a Conservation area and, is a Grade II Listed building, built in circa 1908 with a number of features which the Design and Conservation Officer values.

In July 1997 an application by Maron Flow Limited was granted permission (97/0753) to change the use class of the existing county court and offices (Use Class B1) to bar/restaurant (Class A3). A Listed Building Consent application was also approved (application reference 97/0748). This scheme was never implemented, but has set a precedent for the building.

PRE-APPLICATION DISCUSSIONS

A full review of the planning history for the site and planning policy review identified the opportunity for a restaurant on the ground floor with residential development above. Our client instructed Vail Williams to undertake pre-application discussions with Swansea City Council.
Vail Williams prepared a brief for HLM Architects and indicative schemes were prepared and presented to David Gill (Special Project Team Leader) and Lindey Curtis (Assistant Urban Design Officer) Swansea City Council. The proposals were well received and the principle of restaurant and residential above were supported. The possibility of a new build on the top floor was explored with Design and Conservation Officer although it was clear that the a partial extension on the third floor would be acceptable but not the alteration of the roof facing the neighbouring church. They were happy to review a scheme prior to formal submission of a Planning application and Listed Building Consent application.

**RECOMMENDATION**

The immediate locality of the site is earmarked for regeneration and opportunities may arise for a more comprehensive review of this and neighbouring sites. The next step, taking the Llanfair building in isolation, is to prepare a detailed planning application, Listed building Consent application and possibly Conservation Area Consent (if demolition is proposed).

To proceed plans would need to be revised and decisions made regarding the number of residential units and the level of interior alteration. The proposed revised drawings should be discussed with the Council, and Vail Williams’ Planning team would be more than happy to discuss the opportunity with you and the Council.