

# FOR SALE

OFFICE WITH 2 BED FLAT

97 Pleasant Street, Morrison,  
Swansea, West Glamorgan, SA6 6HJ



- MIXED USE PART LET INVESTMENT OPPORTUNITY
- £6,600 PA RENT WITH POTENTIAL REVERSIONARY RENT TO £12,300 PA
- ESTABLISHED TOWN CENTRE LOCATION
- EASE OF ACCESS TO PRIME RETAIL AREA OF WOODFIELD STREET

OFFERS IN THE REGION OF  
**£120,000**

# 97 Pleasant Street, Morriston, Swansea, SA6 6HJ

## LOCATION

The property is situated fronting Pleasant Street within Morriston Town Centre, within close proximity to the main intersection linking Sway Road with Woodfield Street. The main retail location in Morriston is on Woodfield Street, which is located within a short walking distance to the subject premises.

Whilst there is no onsite parking, there is some limited parking available on Sway Road, together with nearby Council car parks.

## DESCRIPTION

The subject premises comprises a two-storey mixed use investment opportunity situated along the edge of Morriston town centre, within ease of access to the main intersection connecting Sway Road with Woodfield Street.

The premises accommodates a ground floor office unit, which is currently let and occupied by Mike Hedges AM. The first floor accommodates a self-contained two bedroom apartment, which can be accessed independently via an external stairwell to the rear.

## ACCOMMODATION

The property provides the following approximate dimensions and areas:

### GROUND FLOOR

**Net Internal Area: 42.44 sq.m (456.82 sq. ft.)**

Office: 40.08 sq.m (431.42 sq. ft.)  
*subdivided in part to accommodate an entrance foyer and reception area with private office room.*

Ancillary: 3.08 sq.m (33.15 sq. ft.)  
*accommodating staff kitchen with door to.*

Disabled W.C. Facilities

### FIRST FLOOR

**Gross Internal Area: 51.78 sq.m (557.44 sq. ft.)**

Entrance/ Hallway  
*accessed via an external steel stairwell, with doors to.*

Bedroom 1: 3.02m x 3.28m

Bedroom 2: 2.70m x 3.28m

Kitchen: 2.05m x 3.18m  
*fitted with a range of wall and base units incorporating sink drainer, wall mounted gas boiler, plumbing for washing machine.*

Bathroom  
*fitted with a three piece suite comprising bath, w.c. and wash hand basin.*

Lounge: 4.14m (max) x 4.29m

## RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

**Rateable Value (2017): £4,050**

From April 2018 the Welsh Government will set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2019-20 the multiplier will be 0.563.

Rates relief for small businesses in Wales will apply up to 31st March 2019. Rates relief for small business with a rateable value up to £6000 will receive 100% relief and those with a rateable value between £6,001 and 12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

The residential accommodation is rated separately and currently rated under **Council Tax Band B**.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

## Terms & Tenure

The subject premises is available Freehold subject to the following Leasehold Agreement(s):

### GROUND FLOOR

Let to Mike Hedges AM at a current rent passing of £6,600 per annum.

### FIRST FLOOR

Currently vacant with a potential rental income in the region of £475 per calendar month (£5,700 per annum).

## Viewings

By appointment with Sole Agents:

**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**



