

# FOR SALE

A1 RETAIL WITH FLAT

31 Villiers Street, Briton Ferry,  
Neath, SA11 2DZ



- TWO STOREY MIXED USE PREMISES ALONG PROMINENT CORNER
- ESTABLISHED TERTIARY RETAIL LOCATION
- SECURED YARD/ PARKING TO REAR
- CLOSE PROXIMITY TO M4 (J41-42)

OFFERS IN THE REGION OF  
**£84,950**

# 31 Villiers Street, Briton Ferry, Neath, SA11 2DZ

## LOCATION

The property is situated fronting Uplands Crescent in Swansea City Centre.

The property is situated in a prominent position in the busy local shopping area of the Uplands, which forms part of a parade of shops and established businesses serving the local residents and passing trade.

The Uplands is a secondary retail area approximately 1 mile from Swansea City Centre with a large residential population surrounding. Uplands is also considered to be a popular sought after residential and commercial location.

## DESCRIPTION

The subject property comprises a large three-storey, semi-detached, mixed use premises which is situated within the sought after area and suburb of Uplands, along of the edge of Swansea city centre.

The commercial accommodation, which was previously occupied for use as a clinic (D1 Use Class) comprises a range of various size cellular rooms arranged over the ground and first floor, which is also supported by ancillary accommodation, including a staff kitchen and w.c. facilities to the rear.

We further advise that part of the first floor also affords integral residential accommodation comprising one bedroom, lounge, kitchen and the bathroom with a separate toilet. An open plan area, suitable for either an additional bedroom or a second reception room is also located over the attic/ second floor, which can be accessed off the main first floor landing area.

We also advise that the subject property benefits from a relatively large outbuilding, located within the rear garden area, which appears to be occupied for use as a garage. The garage, which has the potential to be altered to accommodate two car parking spaces can also be accessed directly off the rear lane, via a roller shutter door. The rear lane can be accessed directly off the main highway via Uplands Terrace to the west or Mirador Crescent to the east.

The property also benefits from original features and has the flexibility to be converted to a range of alternative uses, including its use as a single residential dwelling or a number of self-contained residential apartments, subject to the necessary statutory consents.

## ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

Ground Floor		
Commercial	71.80 sq.m	772.85 sq. ft.
Entrance Porch and Hallway	with stairs to first floor and doors to	
Reception/ Office 1	5.08m x 5.87m (into bay window)	
W.C. Facilities	with w.c. and wash hand basin	
Office 2	3.84m x 5.51m (into bay window)	
Office 3	3.44m x 2.86m with door to	
Former X-Ray Room	3.44m x 3.05m with door to	
Staff Kitchen	2.28m x 2.08m with door to	
Store	1.11m x 2.10m	

First Floor		
Commercial	21.99 sq.m	236.78 sq. ft.
Landing	with stairs to ground floor and doors to	
Office 4	5.12m x 5.41m (into bay window)	

Residential	52.03 sq.m	560.09 sq. ft.
Corridor	with doors to.	
Bedroom	2.33m x 4.30m	
Reception Room	3.88m x 4.54m	
Bathroom	fitted with bath and wash hand basin	
Separate Toilet	with w.c.	
Kitchen	3.50m x 2.69m with various wall and base units	

Second Floor/ Attic		
Residential	42.28 sq.m	455.10 sq. ft.
Bedroom/ Reception Room	6.42m (max) x 6.84m with stairs to first floor landing, restricted headroom	

## RATES

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

**Rateable Value (2017): £5,100**

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2021/22 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2022. Rates relief for small business with a rateable value up to £6,000 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 has a **Council Tax Band** of D.

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

Please be advised that a figures quoted are exclusive of VAT (where applicable).

## TERMS & TENURE

The subject premises will be available Freehold with vacant possession.

## VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**  
Tel: 01792 479 850  
Email: [commercial@astleys.net](mailto:commercial@astleys.net)

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