

FOR SALE

RETAIL

3 WOODFIELD STREET, MORRISTON,
SWANSEA, SA6 8AQ



- TWO STOREY END TERRACED RETAIL UNIT
- 96.26 SQ.M (1,036.14 SQ. FT.)
- PROMINENT POSITION WITHIN THE PRIME RETAIL AREA
- MORRISTON TOWN CENTRE LOCATION

OFFERS IN THE REGION OF

£119,500

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LOCATION

Woodfield Street is the main/primary trading location in Morriston, which is an established urban district, approximately 3.5 miles north of Swansea City Centre. The character of the surrounding area is predominantly commercial in nature.

Neighbouring occupiers include The Post Office, Cooperative Funeral Care and The Job Centre as well as a number of local independent traders.

The Tawe Vale and Swansea Enterprise Park commercial developments are located close by and Junction 45 of the M4 motorway is approximately 1.5 miles to the north, via the A4067.

DESCRIPTION

The property comprises an end terrace, two-storey, commercial property comprising a ground floor retail unit with ancillary commercial accommodation to the rear and first floor.

The subject premises accommodates the main sales area, which can be accessed directly off the main pedestrian walkway to front, via a standard sales display window.

We further advise that the ground floor sales area appears to have been subdivided in part to accommodate additional staff kitchen facilities to the rear. The first floor accommodates ancillary commercial accommodation, comprising a total of three office/ store rooms, a small store area and w.c. facilities.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

Net Internal Area: 96.26 sq.m (1,036.14 sq. ft.)

GROUND FLOOR

Sales Area: 47.13 sq.m (507.30 sq. ft.)

Net Frontage: 4.17m (13'8")

Internal Width: 4.28m (14'3")

Shop Depth: 13.40m (43'11")

Staff Kitchen: 4.76 sq.m (51.23 sq. ft.)

FIRST FLOOR

Ancillary: 44.37 sq.m (477.64 sq. ft.)

Front Office: 4.55m x 6.64m

Middle Office: 4.55m x 3.40m

Store Room: 1.30m x 1.21m

W.C. Facilities

Rear Office: 3.36m x 3.96m

RATES

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

Rateable Value (2017): £6,600

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2020/21 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2020. 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.

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.

VAT

We have been advised by the seller that VAT will not be applicable to this transaction.

TERMS & TENURE

The subject premises is available Freehold with vacant possession.

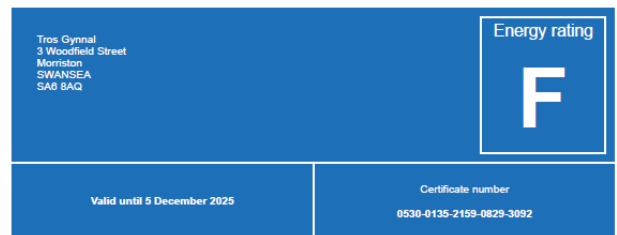
VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

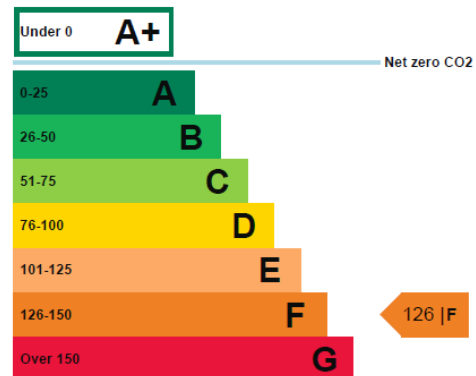
Tel: 01792 479 850

Email: commercial@astleys.net



Property type
A1/A2 Retail and Financial/Professional services

Total floor area
121 square metres



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

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