

FOR SALE/ TO LET

RETAIL WITH 2 BED FLAT

232-234 Swansea Road, Waunarlwydd,
Swansea, SA5 4SN



- TWO STOREY MIXED USE PREMISES
- CONVENIENCE STORE WITH SALES AREA OF 95.24 SQ.M (1,025 SQ. FT.)
- 2 BEDROOM SELF-CONTAINED FLAT OVER THE FIRST FLOOR
- PROMINENT MAIN ROAD POSITION

OFFERS IN THE REGION OF
£279,500 OR £12,500 PA

LOCATION

The subject premises is located along a prominent main road position, directly off Swansea Road which is a relatively busy thoroughfare within the village of Waunarlwydd.

Waunarlwydd is a popular village located approximately 4 miles to the west of Swansea city centre. The property is also located within a reasonable range of amenities/ facilities available in the nearby towns of Gorseinon and Llanelli, which are within a short driving distance.

The subject premises also affords ease of access to the B4295, providing direct road links to the main A484, while the M4 Motorway (J48) is approximately 4 miles away in a northerly direction.

DESCRIPTION

The property comprises a double fronted, two storey, mixed use building located along a prominent busy thoroughfare within the village of Waunarlwydd.

Internally, the premises comprises a large ground floor retail unit, currently occupied for use as a convenience store, accommodating the main sales area to the front, which is also supported by ancillary accommodation to the rear including a small store area and w.c. facilities.

The remaining accommodation arranged over the first floor comprises self-contained residential accommodation benefiting from two bedrooms, the lounge, shower room and kitchen.

An additional storage yard/ designated parking area is also available to the rear over sloping driveway to the side of the property. We have also been advised that the rear yard benefits from a right of way, to be retained for the neighbouring occupier as a means of access to their property. The rear yard currently accommodates a steel storage container and a pre-fabricated single garage unit.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 99.27 sq.m (1,068.54 sq. ft.)

Commercial

Sales Area: 95.24 sq.m (1,025.16 sq. ft.)

Ancillary: 4.03 sq.m (43.37 sq. ft.)
comprising a small store area and w.c. facilities.

Residential

Entrance Foyer
with stairs to first floor.

FIRST FLOOR

Gross Internal Area: 70.02 sq.m (753.74 sq. ft.)

Landing
with door to.

Kitchen: 3.42m x 3.26m

Lounge: 5.35m x 3.40m

Bedroom 1 (front): 3.95m x 3.40m

Bedroom 2 (rear): 3.95m x 3.49m

Shower Room
with shower, w.c. and wash hand basin.

RATES

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

Rateable Value (2017): £7,500

From April 2018 the Welsh Government will 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 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 that VAT will not be applicable to this transaction.

TERMS & TENURE

The subject premises is available Freehold with vacant possession.

Alternatively, our client's interest may also be available to let on a new effective Lease, subject to flexible lease terms.

VIEWING

By appointment with Sole Agents:

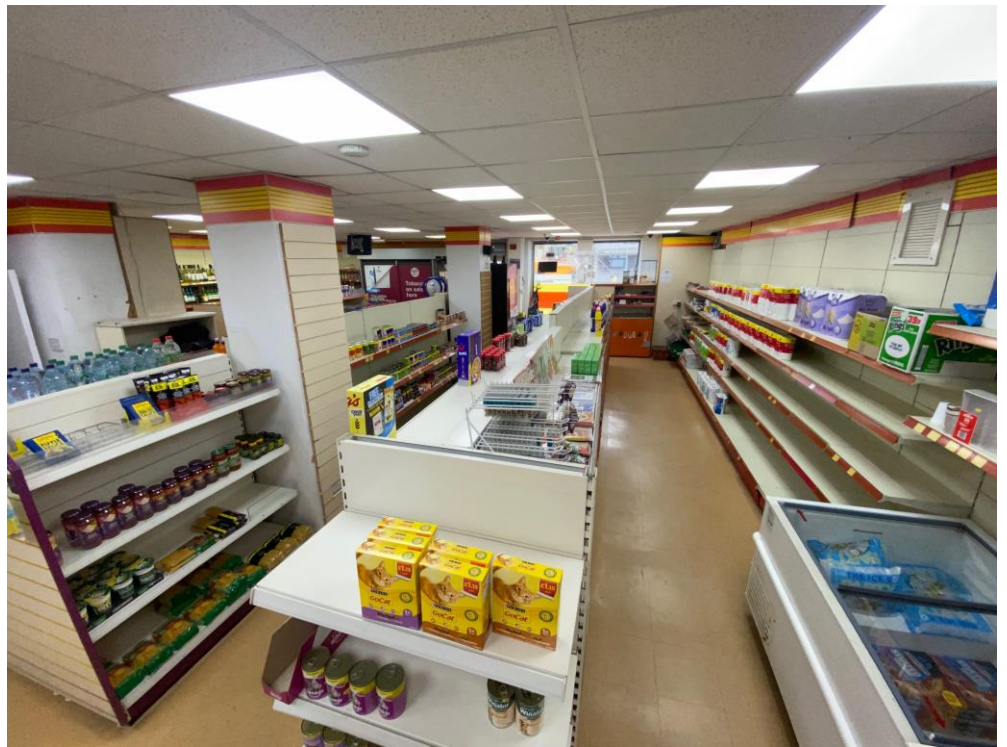
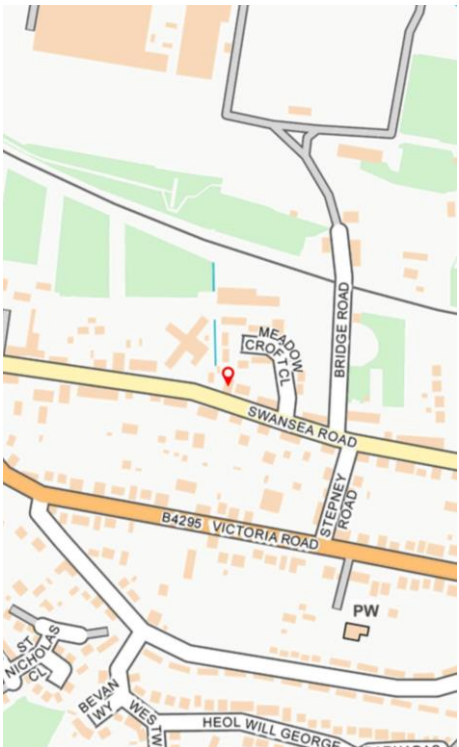
Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

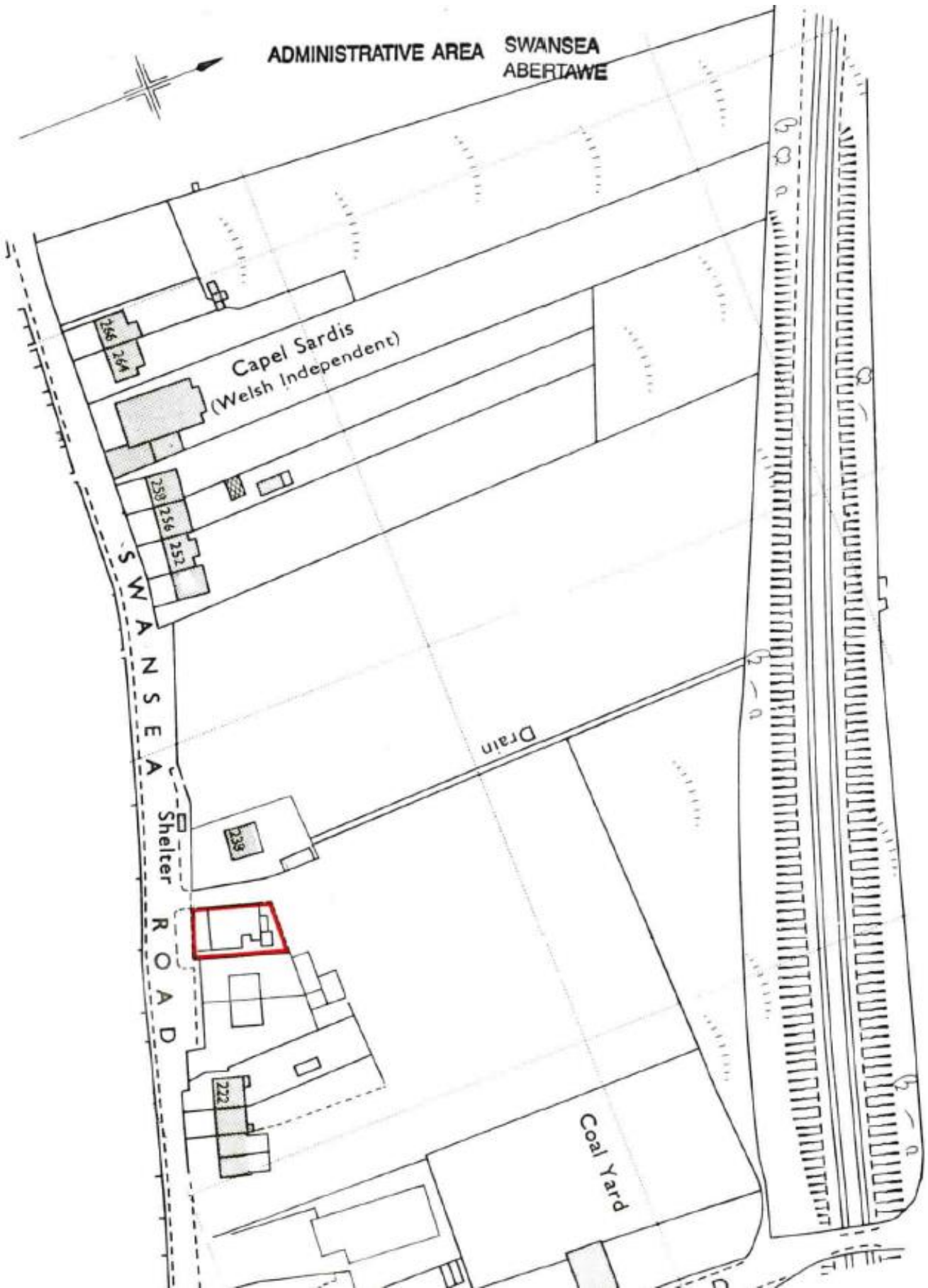


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