

FOR SALE

COMMERCIAL LAND/ YARD AREA & CAR PARK

92-94 St Teilo Street, Pontardulais, Swansea,
SA4 8SS



- ENCLOSED COMPOUND AND SURFACED PARKING AREA
- SITE AREA: 0.10 ACRE (0.041 HECTARE)
- ESTABLISHED HIGH STREET LOCATION WITHIN PONTARDULAIS TOWN CENTRE
- PARKING WITH 17 NO. DESIGNATED PARKING BAYS
- POTENTIAL FOR DEVELOPMENT (SUBJECT TO OBTAINING THE NECESSARY PLANNING CONSENTS)

OFFERS IN THE REGION OF
£99,500

LOCATION

Pontardulais is predominantly a residential suburb situated approximately 9 miles northwest of Swansea City Centre and within close proximity of Junction 48 of the M4 Motorway, approximately 1 mile away in a westerly direction.

The subject premises is situated along prominent position within the established high street location of St Teilo Street. The subject premises is also positioned within close proximity to the ancillary customer car parking entrance to Tesco Superstore, which appears to be the town's main supermarket.

A number of established local retailers are also located within close proximity to the subject premises.

DESCRIPTION

The subject premises comprises an enclosed compound and surfaced parking area, which is situated along an established high street location, within Pontardulais town centre.

The site can be accessed directly off the main highway to the north, via a set of steel framed swing barrier gates, eventually leading to 17 no. marketed parking spaces. The compound is generally of a regular shape, which benefits from a site depth of approximately 26.50m. Its self-contained configuration provides a well-organised and efficient setting suitable for both short-term use and longer-term parking requirements.

Although the subject premises is currently occupied for use as a designated parking lot, we are of the opinion that the site has the potential for development (subject to obtaining the necessary statutory consents).

ACCOMMODATION

The property provides the following approximate areas:

Site Area:	0.10 Acre	(0.041 Hectare)
Road Frontage:	8.76m (28'9")	
Site Depth:	26.50m (86'11")	
Site Width (max):	17.88m (58'8")	

RATES

Based on the enquiries made via the Valuation Office Agency (VOA) website, there does not appear to be any records that make reference to the subject premises.

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

Please be advised that all figures quoted are exclusive of VAT (if applicable).

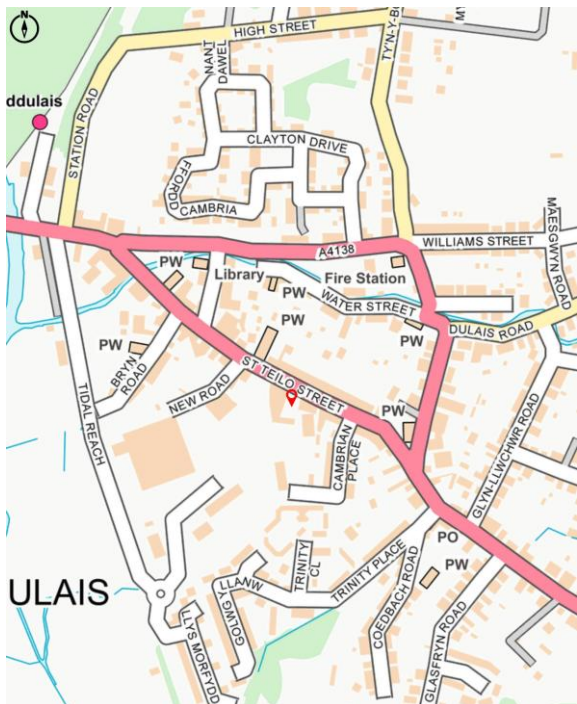
TERMS & TENURE

The subject premises is available Freehold with vacant possession.

VIEWING

By appointment with Sole Agents:

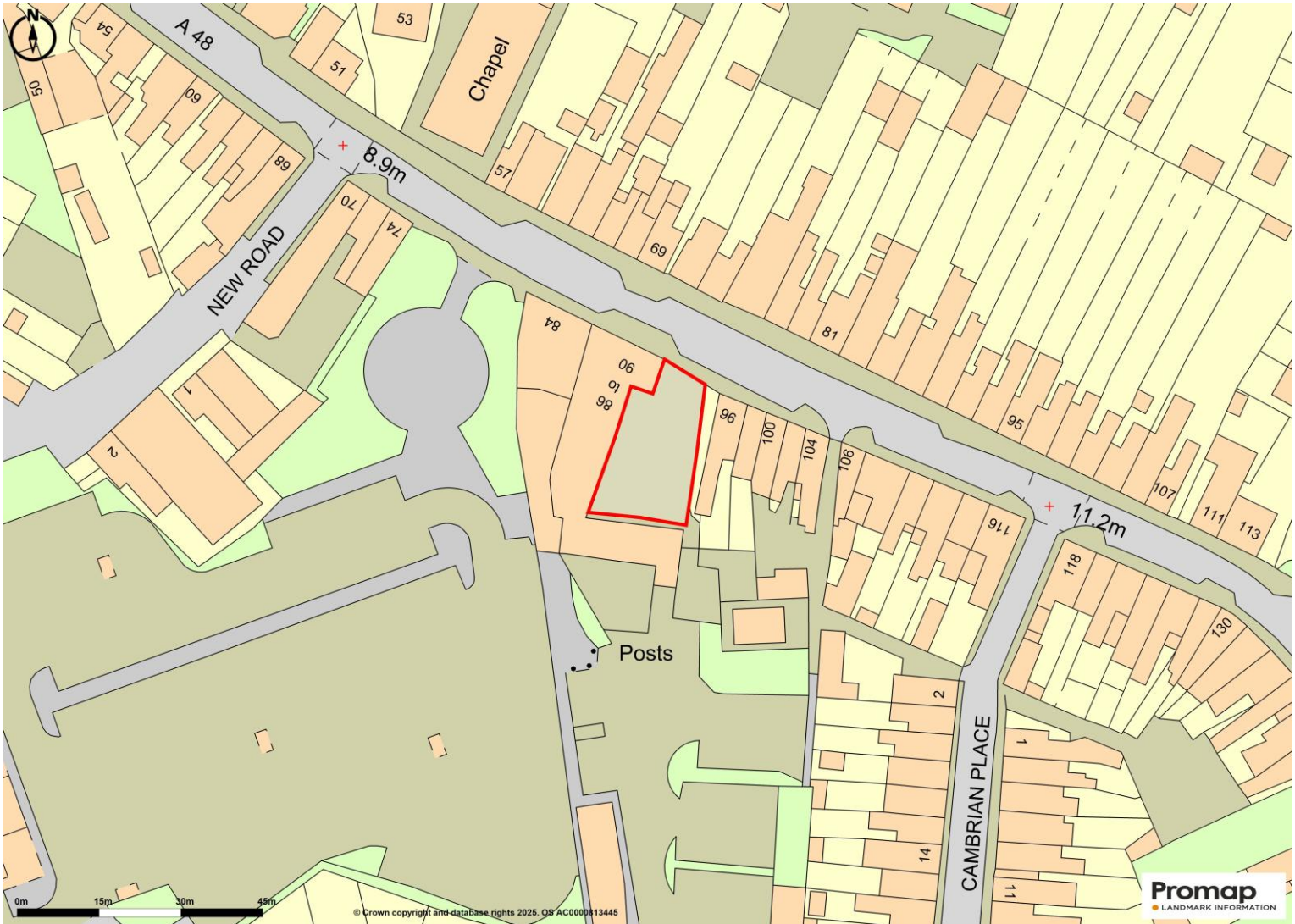
Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



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