

FOR SALE

RETAIL (BAKERY) WITH RESIDENTIAL

55-57 Eversley Road, Sketty, Swansea,
SA2 9DE



- LARGE MIXED-USE PROPERTY ALONG AN ESTABLISHED HIGH STREET LOCATION
- EDGE OF CITY CENTRE (2 MILES) WITHIN URBAN DISTRICT OF SKETTY
- DOUBLE FRONTED GROUND FLOOR RETAIL UNIT WITH INTEGRAL OWNER'S ACCOMMODATION
- 157.77 SQ.M (1,698.23 SQ. FT.) ARRANGED OVER THREE FLOORS
- ADDITIONAL BAKERY UNIT LOCATED TO REAR OVER LOWER GROUND FLOOR
- POTENTIAL FOR DEVELOPMENT/ SUBDIVISION (SUBJECT TO PLANNING, ETC.)

OFFERS IN THE REGION OF
£295,000

LOCATION

The property is situated fronting Eversley Road in the Sketty area of Swansea. Sketty is a popular residential and commercial suburb of Swansea City Centre.

Swansea City Centre is situated approximately 2 miles away in an easterly direction.

Neighbouring occupiers include hairdressers, bakers, clothes shops, restaurants, hot food takeaways, together with estate agents, Tesco Express, etc. located on Gower Road nearby.

DESCRIPTION

The property comprises a large double fronted mid-terraced, mixed-use premises, which accommodates a ground floor retail unit, comprising a long-standing independent bakery and coffee shop (trading as Kristy's Bakery), together with integral owner's accommodation arranged over the upper floor and a self-contained bakery unit located externally to the rear.

The ground floor retail unit, which can be accessed via a standard doorway to the front comprises the main sales area which benefits from a gross frontage of approximately 7.80m. A small servery, kitchen/ preparation area and various store rooms are also located directly to the rear of the main sales area.

Ancillary accommodation forming part of the business can also be located over proportion of the first floor, which can be accessed via an internal stairwell over the servery area (No. 55). The ancillary commercial accommodation comprises customer w.c. facilities, a private office and two store rooms (one of which previously formed part of the bedroom within the owner's accommodation).

The remaining first floor accommodation, which can also be accessed independently off a separate entrance corridor over the front elevation (No. 57) comprises the integral owner's accommodation. The residential accommodation comprises 2 bedrooms, a reception room, kitchenette and bathroom.

A large self-contained bakery unit is also located to the rear within the enclosed garden area at lower ground floor level, which is fully fitted and equipped for its intended use.

The subject premises will be offered for sale with vacant possession, which can potentially be acquired as a going concern to include all fixtures and fittings (subject to negotiation) or alternatively as a potential development purchase subject to obtaining the necessary statutory consents for change of use.

We also advise that the subject premises was previously occupied as two separate buildings (No. 55 & No 57), which has the potential to be converted back to two self-contained units (subject to the necessary planning permission and building regulation approval).

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

RETAIL

GROUND FLOOR

Sales Area: **43.48 sq.m (468.01 sq. ft.)**
comprises main sales area to front with additional servery to rear measuring 4.34m (max) x 3.25m.

Shop Depth: 3.95m (12'11")

Gross Frontage: 7.28m (23'10")

Internal Width: 8.30m (27'3")

Sales (ITZA): 40.40 sq.m (434.93 sq. ft.)

Ancillary: **27.77 sq.m** **(434.91 sq. ft.)**
which briefly comprises the following.

Kitchen/ Prep Area: 2.38m x 3.06m
accessed off the main servery area with steps down to, door to rear courtyard/ decking area.

Store Room1: 3.11m x 3.25m
with doors to.

Store/ Wash Area: 1.86m x 2.30m
with sink unit, door to rear courtyard accessed via an external steel stairwell.

FIRST FLOOR

Ancillary: **15.80 sq.m** **(170.07 sq. ft.)**
which briefly comprises the following.

Landing
with stairs to servery at ground floor level, doors to.

Store Room 3: 1.01m x 2.03m

W.C. Facilities
comprising a single toilet cubicle.

Store Room 4: 1.64m x 3.31m

Office: 2.74m x 3.28m

RESIDENTIAL

GROUND FLOOR

Entrance Hallway:
accessed independently over the front elevation with stairs to first floor, door to.

Store Room: 2.45m x 2.30m
with access to.

Store Cupboard: 0.90m x 1.12m

FIRST FLOOR

Landing
with doors to.

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

Kitchen: 1.34m x 2.18m

Bedroom 1: 2.74m x 3.37m
with access to adjoining first floor commercial accommodation.

Lounge: 2.80m x 3.23m
with door to.

Bedroom 2: 2.70m x 3.23m

BAKERY

Main Production Area: 4.04m x 8.11m (max)
accessed off the courtyard area to the rear, with door to.

Store Area: 1.83m x 2.37m

EXTERNALLY

The subject premises also benefits from a small enclosed courtyard and garden area to the rear, arranged over the lower ground floor, which provides access to the bakery unit and an additional small outbuilding/ storage shed.

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RATES

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

Rateable Value (Apr 2026): £11,250

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025-26 the multiplier will be 0.568.

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 £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 is rated separately, which has a **Council Tax Band of B (Ref: 3706905920005500)**.

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

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

TERMS & TENURE

We advise that the subject premises is available for sale to acquire the Freehold interest, with vacant possession.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

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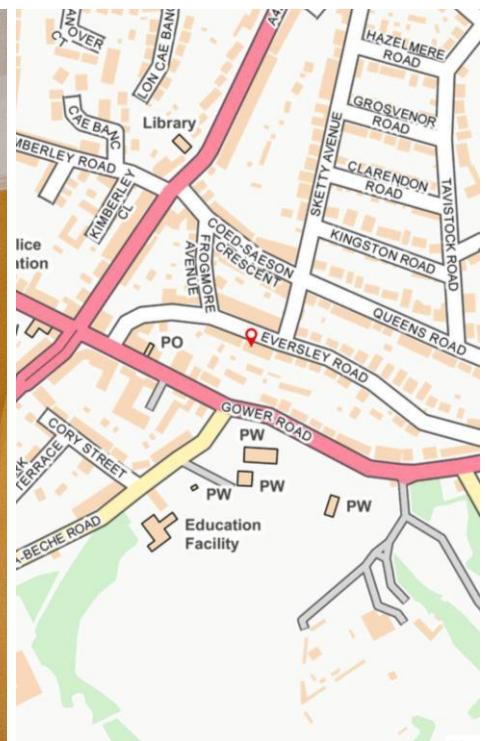
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