

## FOR SALE

RETAIL UNIT (AS GOING CONCERN)

Country Stores, 3a Church Street, Gowerton,  
Swansea, SA4 3EA



- LARGE TWO STOREY RETAIL UNIT WITHIN SECURE COMPOUND
- 403.32 SQ.M (4,341.33 SQ. FT.)
- LONGSTANDING BUSINESS (36 YEARS) FOR SALE, TRADING AS COUNTRY STORES
- SECURE COMPOUND WITH CUSTOMER PARKING FOR 7 VEHICLES

OFFERS IN THE REGION OF  
**£295,000**

## LOCATION

The subject premises is located within a secured compound, situated along the corner of Church Street and Sterry Road within the village of Gowerton.

Gowerton is a large village and community, approximately four miles northwest of Swansea city centre, which has an immediate catchment population of approximately 5,212, which increases further to 8,183 by including the adjoining built up area of Waunarlwydd.

The subject premises also affords good lines of communication via the main B4295 and the A484, which is the main distribution road linking Swansea city centre to Llanelli and furthermore the M4 Motorway, approximately four miles away in a northerly direction.

## DESCRIPTION

The first floor, which can be accessed internally off the main sales area or independently over the side elevation, accommodates an ancillary sales area with separate office and w.c. facilities, which was previously occupied as an independent charity shop.

The property also benefits from external customer car parking, for approximately 7 vehicles, over secured yard area to the front. Additional external storage units are also available over the secured yard.

The business which has been established in excess of 36 years benefits from the sale of various fishing, hunting, pet and animal supplies. The business enjoys a strong reputation with regular and repeat trade, and stock a wide selection of brands including Jarvis Walker, Smith and Wesson, Okuma, Browning, etc. This sale provides an unique opportunity to acquire an established business in a popular mixed use location, within close proximity to all necessary amenities.

## ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

**Net Internal Area** 102.16 sq.m (1,105.11 sq. ft.)

### GROUND FLOOR

Sales Area: 208.43 sq.m (2,243.54 sq. ft.)  
*accessed via standard pedestrian doorway, off the shared access road and designated customer parking area to the front, which includes various wall mounted and free standing fixtures and fittings, with doors to.*

W.C. Facilities  
*including separate disabled w.c. facilities.*

Store 1 (Animal Feed): 14.10 sq.m (151.77 sq. ft.)

Store 2: 36.78 sq.m (395.90 sq. ft.)

### FIRST FLOOR

Ancillary Sales: 128.38 sq.m (1,381.88 sq. ft.)  
*accessed via an internal stairwell directly off the main sales area. The ancillary sales area can also be accessed independently off the side elevation via an external stairwell.*

Office: 15.63 sq.m (168.24 sq. ft.)

W.C. Facilities

### EXTERNALLY

The subject premises benefits from designated parking for approximately 7 vehicles, within a secure compound, which is shared with the adjoining retail unit. An external storage unit is also located within the secure compound, which can be accessed independently off the main access road.

## RATES

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

**Rateable Value (2017) £7,200**

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2022-23 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](http://www.voa.gov.uk).

## VAT

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

## TERMS & TENURE

The subject premises is available for sale as a going concern (excluding the stock value, which will be determined prior to completion). Company trading accounts will be made available to bona fide enquiries after the initial viewing appointment.

Our client's interest is held on a Long Leasehold interest for a term of 75 years from 25th March 2002 (54 years unexpired) at an initial ground rent of £1,500 per annum. A copy of the Head Lease will be available on request.

## VIEWING

By appointment with Sole Agents:

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



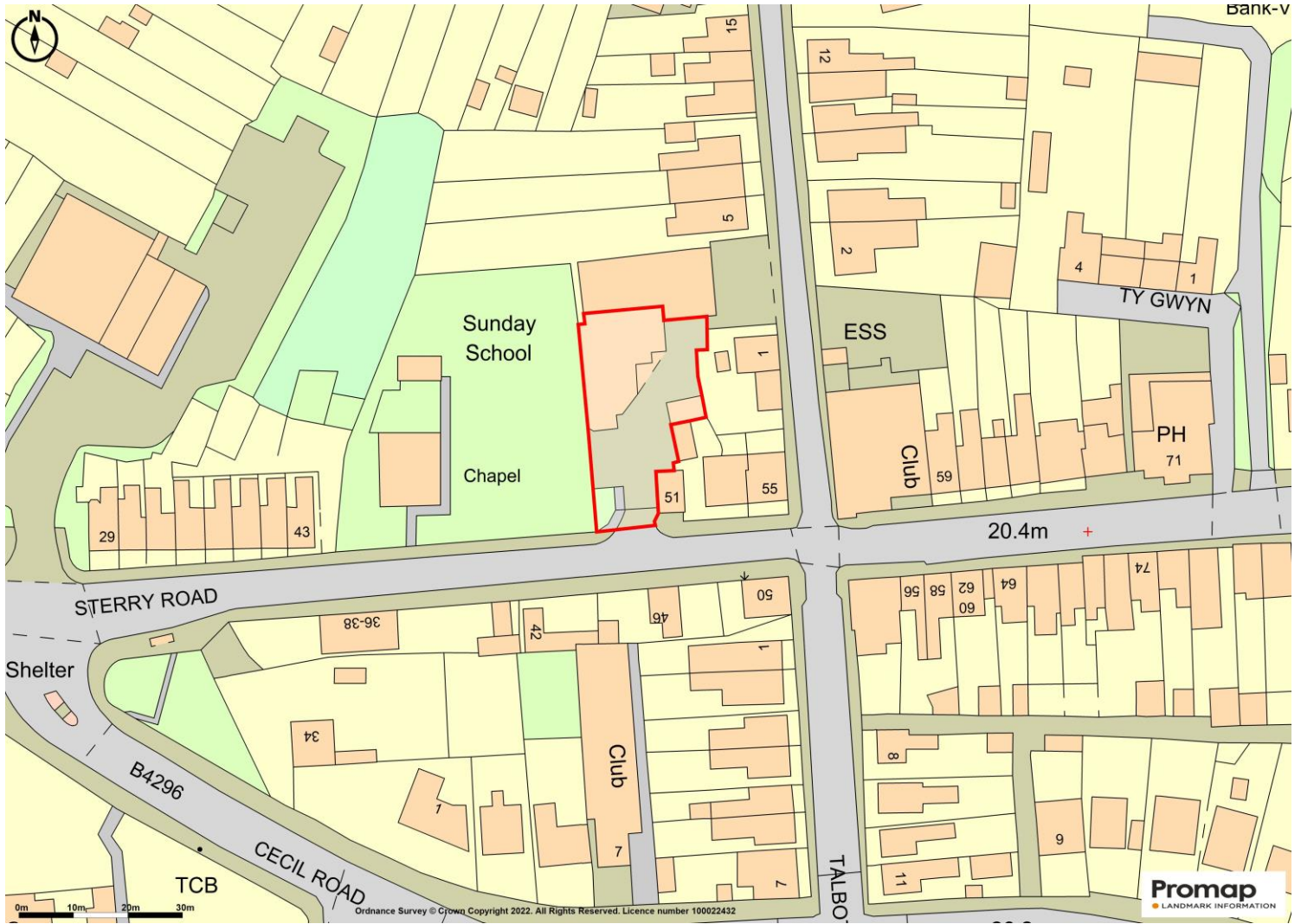
# Country Stores, 3a Church Street, Gowerton, Swansea, SA4 3EA



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.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: [commercial@astleys.net](mailto:commercial@astleys.net). Website: [www.astleys.net](http://www.astleys.net).

# Country Stores, 3a Church Street, Gowerton, Swansea, SA4 3EA



Astleys gives notice that these particulars are set out as a general outline 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.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: [commercial@astleys.net](mailto:commercial@astleys.net). Website: [www.astleys.net](http://www.astleys.net).