

# TO LET

YARD/ CAR VALET

Yard R/O 2 St Teilo Street, Pontarddulais,  
Swansea, SA4 8TH



- SECURE YARD AREA AND COMPOUND WITH TWO CANOPIES SUITABLE FOR CAR VALET
- SITE AREA OF 0.27 ACRE (0.11 HECTARE)
- PROMINENT MAIN ROAD POSITION VISIBLE FROM MAIN INTERSECTION WITHIN PONTARDDULAIS (MAIN A48)
- GROSS ROAD FRONTAGE OF 47.14 M (154 FT.)

OFFERS IN THE REGION OF  
**£17,950 PA**

## LOCATION

The subject premises is situated to the rear of the former Gwyn Hotel along prominent position within the established high street location of St Teilo Street.

The subject premises is also positioned just off the main intersection leading into the town and adjacent to the main distribution road providing access to Tesco Superstore, which appears to be the town's main supermarket.

Pontarddulais 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.

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

## DESCRIPTION

The subject premises comprises a secure compound and gated yard area situated along a relatively prominent position within close proximity to the main intersection just off the Main A48 within Pontarddulais town centre.

The premises was previously occupied for use as a hand car wash facility, which was granted planning permission in June 2016 (Planning Ref: 2016/0467).

The secure compound benefits from a tarmacadam surface and concrete hardstanding to approximately 60% of its area, which accommodates 2 no. canopy areas, including a covered wash area and 4 no. valet bays. An additional demountable portable outbuilding is also located on site, which comprises a customer waiting area and staff room.

The site also benefits from slightly a raised area to the rear, which could also be utilised for additional car parking spaces.

## ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

### GROUND FLOOR

<b>Site Area</b>	<b>0.27 Acre</b>	<b>(0.11 Hectare)</b>
Gross Frontage	47.14m	(154 ft.)
Site Depth	26.17m	(85 ft.)
Surfaced Yard	658.45 sq.m	(7,087.55 sq. ft.)
<i>which comprises the following.</i>		
Canopy Area 1	11.62m x 5.92m	
<i>which accommodates 4 no. car bays.</i>		
Waiting Room	3.60m x 2.57m	
<i>forming part of a demountable portable unit.</i>		
Staff Room	3.60m x 2.57m	
<i>forming part of a demountable portable unit.</i>		
Canopy Area 2	5.87m x 5.72m	

## RATES

We are unable to confirm the current Rateable Value.

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 (if applicable).

## Terms & Tenure

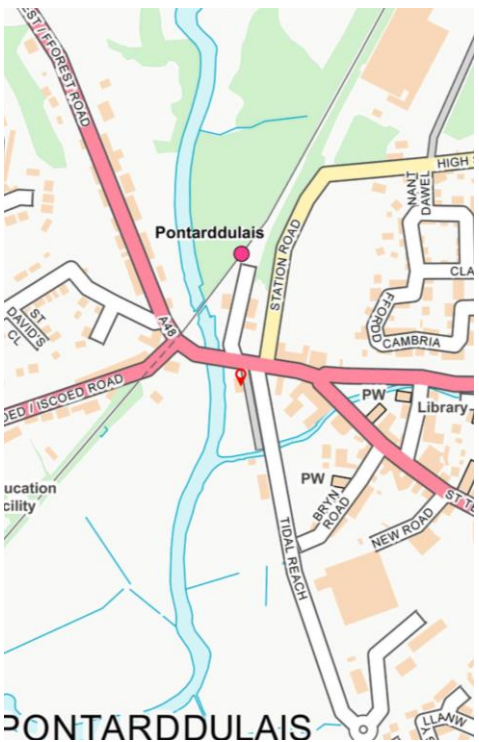
The premises is available To Let on a new effective full repairing and insuring lease (under terms to be negotiated).

## VIEWING

By appointment with Sole Agents:

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

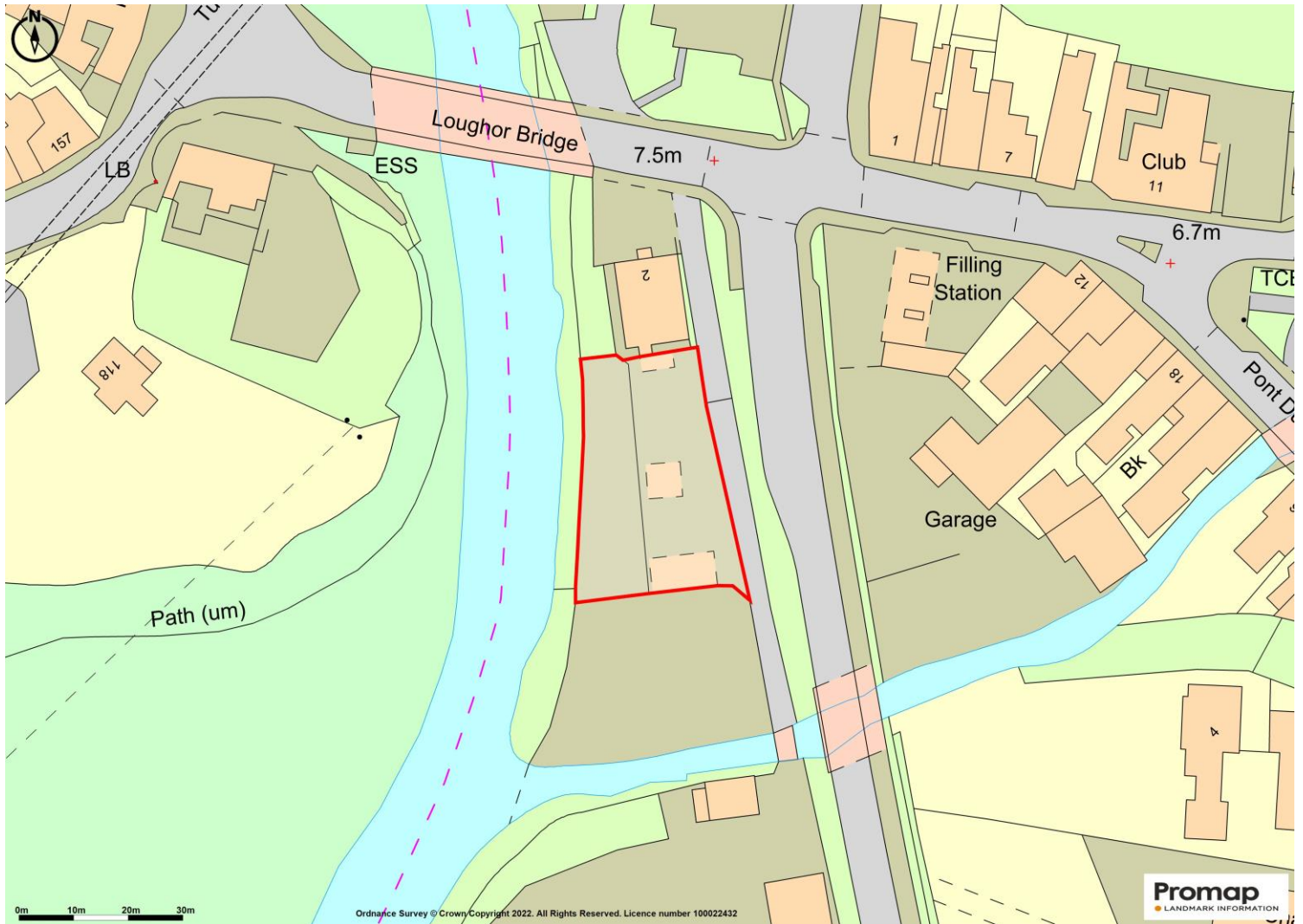
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