

TO LET

RETAIL (A3 USE CLASS)

11 Wern Road, Ystalyfera, Swansea,
SA9 2LX



- GROUND FLOOR RETAIL UNIT SITUATED ALONG AN ESTABLISHED MIXED-USE LOCATION
- NET INTERNAL AREA: 94.51 SQ.M (1,017.30 SQ. FT.)
- PREVIOUSLY OCCUPIED FOR USE AS A COFFEE SHOP WITH PARTLY FITTED COMMERCIAL KITCHEN TO REAR
- EASE OF ACCESS TO MAIN A4067 (1.3 MILES) AND SURROUNDING CATCHMENT AREA

OFFERS IN THE REGION OF
£9,950 PA

LOCATION

The subject premises is located in the heart of Ystalyfera, a well-established community within the scenic Swansea Valley in South Wales. The area benefits from strong local identity, steady footfall and a mix of residential and small commercial activity, making it suitable for a range of business uses. Positioned within the Powys authority but close to the Swansea boundary, the location offers convenient access to both local and regional markets while maintaining the charm and affordability of a smaller town setting.

The property sits on a primarily residential street with nearby amenities that support consistent local activity. Schools, healthcare facilities, shops, and community services are all within walking distance.

This proximity to key community services ensures regular movement in the area and potential passing trade. The village also enjoys good connectivity via the A4067, providing direct road access to Swansea and other towns in the valley, which is advantageous for staff, deliveries or customer access.

DESCRIPTION

The subject premises comprises a ground floor, double fronted retail unit, which is situated along a prominent main road position within ease of access to the immediate catchment area of the Swansea Valley.

The retail unit which is of a relatively large size, benefits from a sales area within an internal width of approximately 7.88m. The main sales area comprising an open play layout is also supported by ancillary accommodation to the rear, incorporating a commercial kitchen, storage/ preparation area and customer w.c. facilities.

We further advise that the subject premises is currently equipped with the previous tenant’s fixtures and fittings, for its existing use as coffee shop/ restaurant. We therefore advise that further negotiations will need to be undertaken to retain the existing catering equipment.

Alternatively, the subject premises is also of a flexible layout, suitable for a range of alternative uses (subject to obtaining the necessary statutory consents).

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area:	94.51 sq.m	(1,017.30 sq. ft.)
Sales Area:	53.16 sq.m	(572.21 sq. ft.)
Shop Depth:	6.83m (22’5”)	
Net Frontage:	5.90m (19’4”)	
Sales (ITZA):	50.28 sq.m	(541.27 sq. ft.)
Ancillary:	41.35 sq.m	(445.09 sq. ft.)
<i>which briefly comprises the following.</i>		
Commercial Kitchen:	4.82m x 3.99m	
<i>with access to.</i>		
Preparation Area:	3.42m x 3.69m	
<i>with fire escape door to rear.</i>		
Customer W.C. Facilities		
Store Area:	2.15m x 4.92m (max)	

RATES

As stated on the VOA website the subject premises benefits from the following Rateable Value.

Rateable Value (2023) **£4,700**

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 business in Wales 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.

We therefore advise that the subject premises is eligible for 100% small business rates relief, subject to satisfying the necessary criteria.

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

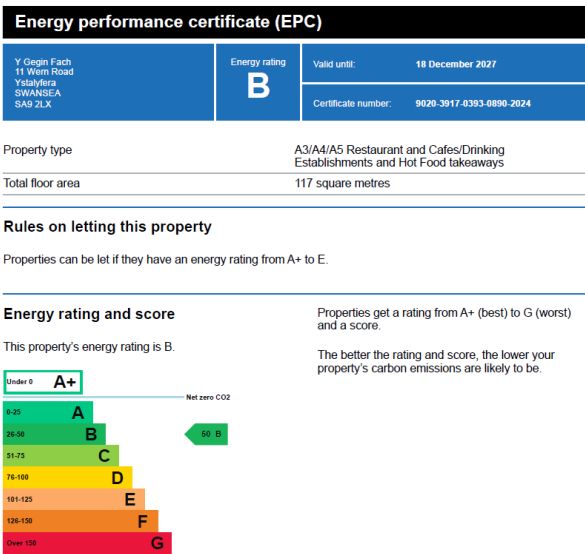
Our client’s interest is available by the way of a new effective full repairing and insuring lease (under terms to be negotiated).

Please be advised that the majority of the equipment currently in-situ forms part of the outgoing Tenant’s fixtures and fittings, which can be acquired upon separate negotiation.

VIEWING

By appointment with Sole Agents:

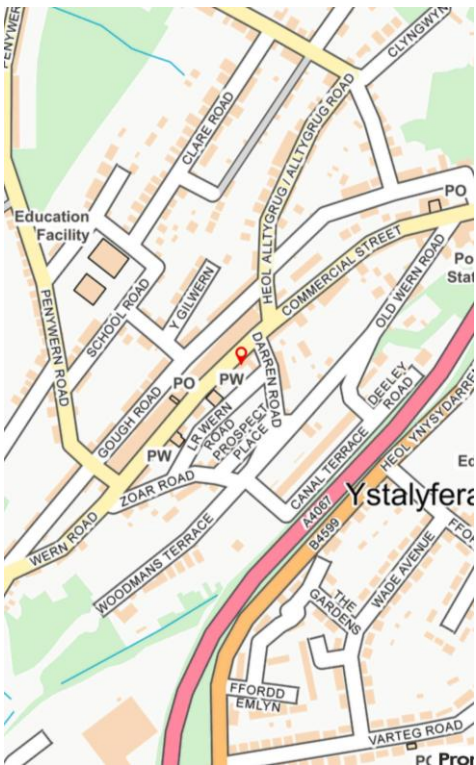
Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



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