

FOR SALE

MIXED USE INVESTMENT (A3/ C3 USE CLASS)

12 Hebron Road, Clydach, Swansea,
SA6 5EJ



- A LARGE FOUR STOREY, MIXED-USE SEMI-DETACHED PREMISES, ALONG A PROMINENT MAIN ROAD POSITION
- GROUND FLOOR RETAIL UNIT (A3 TAKEAWAY) WITH 3 NO. SELF-CONTAINED FLATS
- LET IN THE MAJORITY PRODUCING A CURRENT RENT PASSING OF £19,200 PER ANNUM (11.23% GIY BASED ON FULLY LET INVESTMENT AT £26,400 PA)
- ESTABLISHED HIGH STREET LOCATION WITHIN THE VILLAGE OF CLYDACH

OFFERS IN THE REGION OF
£195,000

LOCATION

The subject premises is situated directly off Hebron Road, along the main intersection leading to Clydach, which is an established village within the City & County of Swansea. Clydach is a popular village and community approximately 6 miles north of Swansea City Centre with an immediate population of approximately 7,503 (2011 Census).

The surrounding area comprises a mixture of established commercial uses, supported by residential housing.

The immediate vicinity provides good lines of communication via the main B4603 and the A4067, while the M4 Motorway (J45) is approximately 2 miles away in a northerly direction.

DESCRIPTION

The subject premises comprises a large mixed use property, arranged over four floors, which is located along a prominent main road position within the village of Clydach.

The subject premises accommodates a ground floor retail unit, occupied for use as an A3 hot food takeaway, trading as Clydach Tandoori. The retail unit can be accessed directly off the pedestrian walkway to the front, which leads onto the main sales area/ servery and an open kitchen. The main sales area has also been subdivided further to the rear to accommodate additional staff w.c. facilities. Ancillary accommodation is also available to the rear, comprising a small preparation area and storage facilities.

We further advise that the retail unit is current held on an occupational leasehold agreement for a term of 20 years from 25th June 2019, producing a current passing rent of £7,800 per annum (exclusive).

The remaining accommodation arranged over the upper floors comprises 2 no. self-contained apartments, both of which can be accessed off the main pedestrian walkway to the front via a separate entrance door and internal stairwell.

The first floor comprises a self-contained apartment (known as Flat 2) which accommodates two bedrooms, lounge, kitchen and a shower room. The apartment is currently held on an occupational contract from 1st March 2024 at a current passing rent of £450 pcm (£5,400 pa).

The second floor comprises a smaller studio apartment (known as Flat 3) which accommodates an open plan bedsit area and kitchen, together with a separate shower room. The apartment is currently held on an occupational contract from 7th October 2023 at a current passing rent of £500 pcm (£6,000 pa).

The lower ground floor, which can be accessed independently to the rear comprises the remaining studio apartment (known as The Basement Flat), which accommodates a much larger open plan bedsit area and kitchen, together with a separate bathroom and a small storage room. The apartment is currently vacant but was previously held on an occupational contract at a passing rent of £600 pcm (£7,200 pa).

An open yard area is also available to the rear, which benefits from designated parking for approximately 1-2 vehicles, accessed via a shared access lane along the left hand side elevation.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

GROUND FLOOR

Net Internal Area: **53.46 sq.m (575.44 sq. ft.)**

Sales Area: **42.36 sq.m (455.96 sq. ft.)**

Shop Depth: **8.53m (27'11")**

Net Frontage: **3.59m (11'9")**

Ancillary: **11.10 sq.m (119.48 sq. ft.)**
which briefly comprises the following:

W.C. Facilities (within Sales Area)

Preparation Area: **3.13m x 3.38m (L-Shaped)**
with door and external stairwell leading to rear yard.

Cold Store: **2.28m x 1.52m**

Flat 1 (Basement Flat)

LOWER GROUND FLOOR

Gross Internal Area: **45.13 sq.m (485.77 sq. ft.)**

Lounge Area: **3.93m x 4.24m**
with immediate access to.

Bedroom Area: **2.33m x 3.69m**
with immediate access to.

Kitchen: **2.97m x 3.29m**

Bathroom
fitted with a three piece suite, with door to lounge area.

Store Room **2.42m x 2.31m**
with door to lounge area.

Flat 2 (Not Inspected)

FIRST FLOOR

Gross Internal Area: **41.00 sq.m (441.32 sq. ft.)**

Please be advised that the measurements have been collated from the Energy Performance Certificate (EPC).

Flat 3

SECOND FLOOR

Gross Internal Area: **29.71 sq.m (319.79 sq. ft.)**

Lounge/ Bedroom: **3.62m x 4.82m**
with immediate access to.

Kitchen: **1.92m x 2.88m**

Shower Room
fitted with a three piece suite, with door to lounge area.

RATES

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

Rateable Value (2023): £3,800

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2023-24 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2022. 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.

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RATES (cont.)

The subject premises is therefore eligible for 100% small business rates relief (subject to meeting the necessary criteria).

The residential apartments have been rated separately. Based on the information collated within the Council Tax Valuation List, each self-contained residential apartment is rated under Council Tax Band A.

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 (if applicable).

TERMS & TENURE

The subject premises is available for sale to include the Freehold interest, subject to the following leases.

Retail Unit (Ground Floor):

Let for a term of 20 years from 25th June 2019 at a current rent passing of £7,800 per annum (exclusive). The Lease also has provisions for periodic rent reviews from 25th June 2024 and every 3 years thereafter.

Flat 1 (Basement/ Lower Ground Floor):

Currently vacant. Previously held on an occupational contract with a private individual, at a rent passing of £600 per calendar month.

Flat 2 (First Floor):

Held on an occupational contract with a private individual, with effect from 1st March 2024 at a current rent passing of £450 per calendar month. No Deposit has been paid.

Flat 3 (Second Floor):

Held on an occupational contract with a private individual, with effect from 7th October 2023 at a current rent passing of £500 per calendar month. The occupational contract also benefits from a Deposit being paid by the Tenant in the sum of £500.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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