

FOR SALE

RETAIL INVESTMENT WITH 3/4 BED FLAT

73 Herbert Street, Pontardawe, Swansea,
SA8 4ED



- MID TERRACED MIXED-USE INVESTMENT OPPORTUNITY
- 239.24 SQ.M (2,575.18 SQ. FT.) ARRANGED OVER THREE FLOORS
- GROUND FLOOR RETAIL UNIT LET TO OPTICIANS, PRODUCING A CURRENT RENT PASSING OF £9,000 PA WITH REVERSION TO £10,500 PA IN OCTOBER 2026.
- VACANT SELF-CONTAINED 3/4 BEDROOM FLAT OVER THE REMAINING UPPER FLOORS
- SITUATED ALONG THE PRIMARY RETAIL AREA OF PONTARDAWE TOWN CENTRE

OFFERS IN THE REGION OF
£159,500

LOCATION

The subject premises is located along a prominent main road position fronting Herbert Street with the primary retail area of Pontardawe town centre.

Pontardawe is a town in the Swansea Valley. The community of Pontardawe, with a population of some 6,800, comprises the electoral wards of Pontardawe and Trebanos. The immediate vicinity also provides ease of access to the main A474 and the A4067, which is one of the main distribution roads linking the M4 Motorway, Junction 45 (approximately 4 miles to the south) with Swansea City Centre.

Established occupiers within close proximity include **Greggs, Lloyds Bank, Jenkins Bakery** and **Well Pharmacy**.

DESCRIPTION

The property comprises a three storey mixed use premises, which is situated along the primary retail area and main high street location within Pontardawe town centre.

We note that the ground floor retail unit can be accessed directly off the main pedestrian walkway to the front, via a standard sales display entrance window, providing access over the main sales area which benefits from a shop depth of 13.98m. The main sales area is also supported by ancillary accommodation to the rear, comprising a single consultation room, staff kitchen, store area and staff w.c. facilities.

We further advise that the ground floor retail unit is currently occupied and let in its entirety, trading as Phil Thomas Opticians, which is held on an existing occupational leasehold interest for a term of 10 years from 1st October 2016, producing a current rent passing of £9,000 per annum. We also advise that negotiations are currently in place to extend the existing leasehold interest for a term of 10 years with effect from 1st October 2026, at a proposed rent passing of £10,500 per annum.

The remaining accommodation, which can be accessed independently to the rear over an external steel stairwell, comprises a self-contained two storey apartment. The residential accommodation, which is currently vacant, benefits from one bedroom, two reception rooms, kitchen and the bathroom over the first floor, while the second floor accommodates the remaining three bedrooms.

We also advise that the residential accommodation is in need of refurbishment throughout, which also has the potential to accommodate a large 3/4 bedroom apartment or alternatively 2 no. self-contained residential units, subject to obtaining the necessary statutory consents (subject to planning/ building regulation approval).

The subject premises also benefits from a small hardstanding to the rear, providing designated parking for 1-2 vehicles, accessed off an unmade lane to the rear. Purchasers will have to make their own enquiries to confirm whether the access lane benefits from adequate vehicular access.

ACCOMMODATION

The property provides the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area:	90.77 sq.m	(977.04 sq. ft.)
Sales Area	56.36 sq.m	(606.65 sq. ft.)
Shop Depth	13.98m	(45'10")

Net Frontage	4.11m (13'6")
Ancillary:	34.41 sq.m (370.38 sq. ft.) <i>which briefly comprises the following.</i>
Test Room:	3.43m x 2.77m
Staff Kitchen:	3.35m x 2.96m
Store Area:	3.52m x 4.21m <i>with access to.</i>
Staff W.C. Facilities	

FIRST FLOOR

Gross Internal Area:	86.43 sq.m	(930.42 sq. ft.)
Kitchen:	3.36m x 4.09m	
Bedroom 1:	4.21m x 4.32m	
Bathroom	<i>fitted with a four piece suite.</i>	
Lounge:	8.78m x 3.68m	
	<i>subdivided to accommodate two reception rooms.</i>	

SECOND FLOOR

Gross Internal Area:	86.43 sq.m	(930.42 sq. ft.)
Bedroom 2:	3.30m x 3.55m	
Store Room:	1.72m x 2.42m	
Bedroom 3:	4.20m x 5.28m (max)	
Bedroom 4:	2.28m x 5.67m (max)	

RATES

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

Rateable Value (2023): £6,800

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 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 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).

VIEWING

By appointment with Sole Agents:

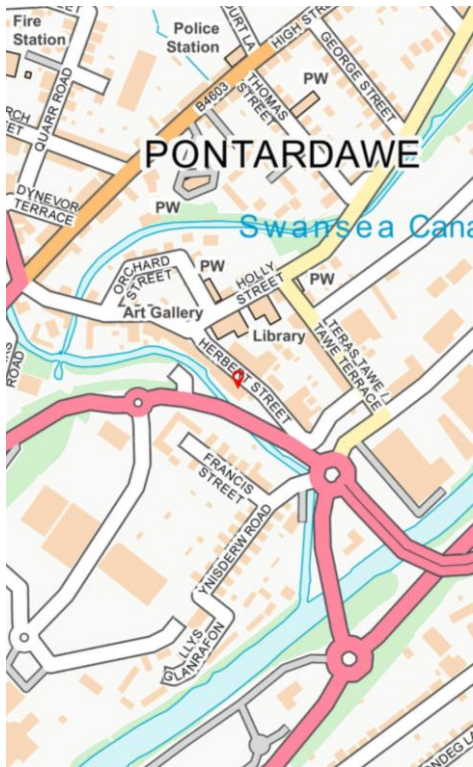
Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

TERMS & TENURE

Our client's Freehold interest is available for sale, which is subject to the following occupational lease.

The ground floor retail unit is currently occupied and held on a lease for a term of 10 years from 1st October 2016, producing a current rent passing £9,000 per annum (exclusive).

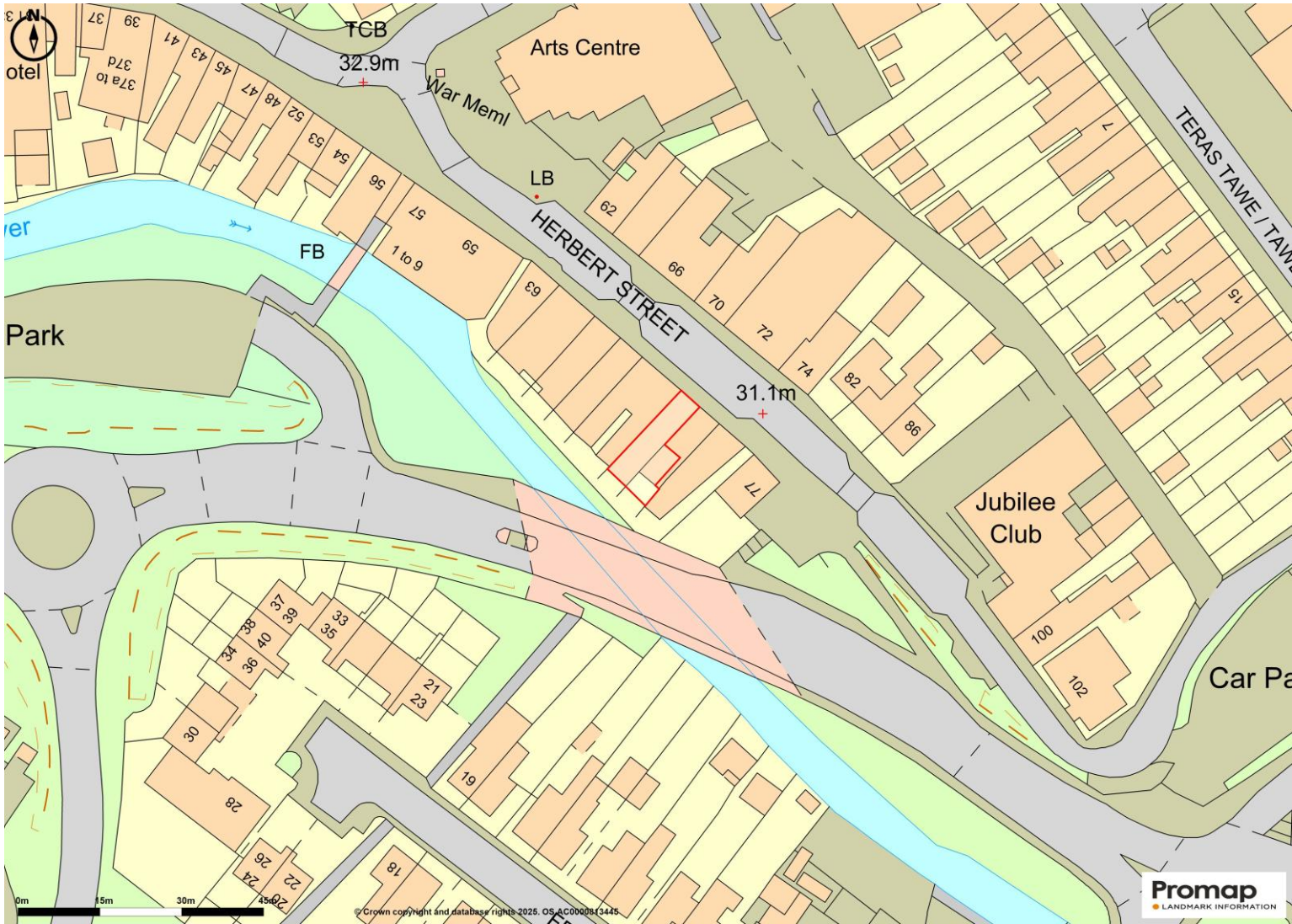
We further advise that a proposed lease renewal is in the process of being granted for a term of 10 years from 1st October 2026, subject to an annual rent of £10,500 per annum (exclusive). The Lease also has provisions for periodic rent reviews every five years.



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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