

FOR SALE
A3 RETAIL

104 Clase Road, Morriston, Swansea,
SA6 8DY



- EXTENDED A3 RETAIL UNIT WITH FORMER INTEGRAL RESIDENTIAL ACCOMMODATION
- FULLY FITTED AND EQUIPPED FOR USE AS A FISH AND CHIP SHOP
- 232.10 SQ.M (2,498.32 SQ. FT.) ARRANGED OVER TWO FLOORS PLUS ATTIC
- PROMINENT POSITION ALONG MAIN INTERSECTION WITHIN MORRISTON TOWN CENTRE

OFFERS IN THE REGION OF
£159,950

LOCATION

The premises is located, providing a prominent position, along Clase Road within Morriston town centre.

The subject premises is situated along the main A48, which affords ease of access to Neath Road (A4067), a busy main road location, linking the M4 Motorway, Junction 45 (approximately 1.5 miles) to Swansea City Centre (approximately 3.5 miles).

Established occupiers within the immediate vicinity include **Co-Op Funeral Care, The Jobcentre and The Post Office**.

DESCRIPTION

The subject premises comprises a large mid terraced retail unit, which is currently occupied for use as a fish and chip shop and hot food takeaway (A3 Use Class), which has been extended further to the rear at ground floor level.

The main sales area, which can be accessed directly off the pedestrian walkway to the front via a standard sales display window, is currently fully fitted and equipped for its intended use. Ancillary accommodation is also available to the rear, comprising the catering kitchen, a large preparation and store area, potato room/ wash area and a staff toilet.

The first floor, which can be accessed internally off the main sales area comprises the former owner's accommodation. The integral accommodation benefits from one bedroom, lounge and the bathroom. The main landing along the first floor also provides access onto a small attic room suitable for storage.

We also advise that the building accommodates the majority of the site, with the exception of a small enclosed courtyard and single garage/storage unit located to the rear. The garage unit can be accessed off an enclosed compound, which is shared with a number of neighbouring occupiers located along the main intersection, which can be accessed off Sway Road to the north.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 159.82 sq.m (1,720.30 sq. ft.)

Sales Area: 65.87 sq.m (709.02 sq. ft.)

Shop Depth: 12.33m (40'5")

Net Frontage: 5.20m (17'1")

Ancillary: 93.95 sq.m (1,011.27 sq. ft.)
which briefly comprises the following.

Catering Kitchen: 5.10m x 5.09m

Store Area: 5.09m x 8.42m

Staff W.C Facilities

Wash Area: 5.06m x 4.61m
with door to rear courtyard.

Garage/ Stores: 4.54m x 9.42m
accessed externally to the rear.

FIRST FLOOR

Gross Internal Area: 59.48 sq.m (640.28 sq. ft.)

Landing
with stairs to ground floor sales area/ attic room, doors to.

Lounge: 5.67m x 3.60m

Bedroom: 3.54m x 3.62m

Former Bathroom
with w.c. and wash hand basin.

SECOND FLOOR

Attic Room: 5.10m x 2.51m

RATES

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

Rateable Value (2023): £9,500

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 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.

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

The subject premises is available Freehold, to be sold as seen with the exception of the Tenant's fixtures and fittings.

We further advise that the subject premises is currently held on an occupational leasehold agreement, expiring in 2024. However we have been advised that the Tenant currently in occupation has ceased trading and the subject premises could therefore be acquired will full vacant possession.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

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