

FOR SALE

RETAIL WITH LIVING ACCOMMODATION

69 CHEMICAL ROAD, MORRISTON,
SWANSEA, SA6 6JE



- PROMINENT MIXED USE CORNER PREMISES
- SHOP WITH SELF-CONTAINED FLAT
- 80.97 SQ.M (871.56 SQ. FT.)
- EDGE OF TOWN CENTRE
- DESIGNATED PARKING TO FRONT FOR 1 VEHICLE

OFFERS IN THE REGION OF

£76,950

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LOCATION

The subject premises is located along a prominent main road position fronting Chemical Road, which is a relatively busy thoroughfare, linking Morriston town centre to the surrounding catchment area.

Morriston is a popular town and community, approximately 3.5 miles north of Swansea City Centre. The town centre, which is approximately 1 mile from the subject premises benefits from an established shopping district, which accommodates a number of national and local independent traders.

The Tawe Vale and Swansea Enterprise Park commercial developments are located close by and Junction 45 of the M4 motorway is less than 1 mile to the north, via the A4067.

DESCRIPTION

The subject property comprises a semi-detached, two-storey, mixed use premises which is located along a prominent main road position along the edge of Morriston town centre.

Internally, the premises accommodates a ground floor retail unit, occupied for use as a hair salon, comprising the main sales area which is supported by various store rooms, staff kitchen and w.c. facilities. The main sales area can also be accessed directly off the main pedestrian walkway to the front.

The subject premises also accommodates a self-contained one bedroom residential apartment arranged over two floors, comprising an entrance hallway and kitchen to the rear of the retail unit over the ground floor. The remaining accommodation, which is arranged over the first floor, comprises the bedroom, shower room and living area.

Designated parking is also available over the front elevation for approximately one vehicle.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Retail Unit

Net Internal Area: 36.40 sq.m (390.81 sq. ft.)

Sales Area: 27.06 sq.m (291.27 sq. ft.)

Internal Width: 6.84m (22'5")

Shop Depth: 4.16m (13'8")

Ancillary: 9.34 sq.m (100.53 sq. ft.)

Store 1: 2.26m x 1.53m

Store 2: 0.74m x 3.39m
housing gas fired combination boiler.

Staff Kitchen: 1.80m x 1.53m

W.C. Facilities

Residential

Gross Internal Area: 10.18 sq.m (109.57 sq. ft.)

Entrance Hallway

accessed to the rear via a narrow lane entrance, internal stairwell to first floor and door to.

Kitchen: 3.19m x 1.70m
currently in a shell condition.

FIRST FLOOR

Gross Internal Area: 34.39 sq.m (370.25 sq. ft.)

Shower Room

fitted with a three piece suite comprising shower enclosure with electric shower unit, w.c. and wash hand basin.

Bedroom: 2.34m x 2.61m

Store Cupboard

Lounge (L-Shaped): 5.82m x 4.46m

RATES

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

Rateable Value (2017): £2,900

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2021-22 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2020. Rates relief for small business with a rateable value up to £6000 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

VAT will need to be confirmed but we advise that all figures quoted are exclusive of VAT (if applicable).

Terms & Tenure

The subject premises is available Freehold with vacant possession.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

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