



71 Sterry Road
 Gowerton, Swansea, SA4 3BN

Auction Guide £225,000



EPC

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GENERAL INFORMATION

FOR SALE BY ONLINE AUCTION.

PLEASE BE ADVISED THAT WHILST VIEWINGS ARE RESTRICTED THE PROPERTY WILL NOT BE ENTERED INTO AN ONLINE AUCTION UNTIL THE LEGAL PACK IS COMPLETE AND THERE IS SUFFICIENT INTEREST FOR BIDDING TO COMMENCE. ANY PRE AUCTION OFFER IS SUBJECT TO AN AUCTION EXCHANGE OF A 10% DEPOSIT, BUYERS PREMIUM AND 28 DAY COMPLETION



FULL DESCRIPTION

Summary

We are pleased to offer this fantastic commercial property as a prime development opportunity, the property is circa 690msq and has full planning for 5 flats with a commercial ground floor, 2018/2112/FUL was granted in January 2019. Currently the ground floor unit has an A3 use, with the current plans it would see the unit changed to D2 use, however this may be able to altered, subject to approaching the planning department and building control and making the correct applications. The property benefits from having no business rates until March 2022, having a brand new roof, being close to local amenities and the train station. The building comprises: entrance porch, main bar, side hallway, kitchen, wash room, boiler room, storage room, bar area, rear hallway, ladies and gents toilets, basement storage and function room to the ground floor. With a further two function rooms, storage room and ladies and gents toilets to the first floor. On the second floor can be found two reception rooms, kitchen, three shower rooms, storage room and four bedrooms. Externally there is parking for five cars to the rear of the property, accessed via the side lane. There is also a balcony on the second floor to the side of the property.

We estimate the property to generate around £50,000 per annum after the renovation works have been complete. With the residential flats bringing in circa £32,000 and the commercial unit £18,000

The property is partially fire damaged and contained to one area on the first floor. Viewings are strongly recommended to appreciate the size and potential of the property. EPC - C

Front Entrance Porch

Entrance door to front, doors to.

Main Bar Area

8.88m max x 12.04m max (29'1" max x 39'6" max)

Two uPVC double glazed windows to front and one to side, seven radiators, doors to:

Side Entrance Hallway

Entrance door to front, storage cupboard housing electrics, doors to main bar area, door to.

Kitchen

4.75m x 2.14m (15'7" x 7'0")

Ventilation shaft, door to main bar area, door to.

Washroom

1.64m x 3.71m (5'4" x 12'2")

Window to side, door to.

Boiler Room

1.88m x 3.77m (6'2" x 12'4")

Combi boiler on wall, stairs to first floor, door to.

Rear Storage Area

4.46m x 2.73m (14'7" x 8'11")

Storage under stairs.

Rear Hallway

Double entrance doors to rear, door to basement storage under stairs, stairs to first floor landing, doors to ladies and gents toilets, door to.

Rear Function Room

5.86m x 6.23m (19'2" x 20'5")

Fire exit to rear.

Gents Toilets

3.05m max x 3.60m (10'0" max x 11'9")

WC cubicle, wash hand basin, for urinals.

Ladies Toilets

2.40m max x 3.60m max (7'10" max x 11'9" max)

Three WC toilets, double wash hand basin.

First Floor Landing

Loft access, radiator, stairs to second floor landing, doors to ladies and gents toilets, doors to.

Function Room (Fire Damage)

8.53m x 7.64m (27'11" x 25'0")

Double doors to fire escape. Doors to

To Rear of Function Room

8.25m x 2.32m (27'0" x 7'7")

Door to fire exit.

Front Function Room

8.68m x 12.01m (28'5" x 39'4")

Three uPVC double glazed windows to front, four radiators.

Second Floor Landing

Lost access, radiator, door to storage cupboard.

Reception 1

3.98m x 6.04m (13'0" x 19'9")

Aluminium sliding door to side balcony, radiator

Shower Room

WC, pedestal wash hand basin, shower cubicle.

Reception 2

4.33m x 6.06m (14'2" x 19'10")

UPVC double glazed windows and doors to side balcony, radiator times two.

Kitchen

5.89m x 3.62m (19'3" x 11'10")

UPVC double glazed window to side, kitchen is fitted with matching wall and base units along with complimentary worksurfaces.

Shower Room 2

2.03m x 2.79m (6'7" x 9'1")

UPVC double glazed window to side, shower cubicle, wash hand basin, WC.

Shower Room 3

1.94m x 2.84m (6'4" x 9'3")

Shower cubical, wash hand basin

Bedroom 1

4.73m x 4.24m (15'6" x 13'10")

UPVC double glazed windows to front and side, radiator.

Bedroom 2

4.53m x 2.67m (14'10" x 8'9")

Window to side, radiator.

Bedroom 3

4.73m x 3.92m (15'6" x 12'10")

UPVC double glazed window to front, radiator.

Bedroom 4

3.09m x 3.80m (10'1" x 12'5")

UPVC double glaze window to front, storage cupboard.

Externally

Externally there is parking for five cars to the rear of the property, accessed via the side lane. There is also a balcony on the second floor to the side of the property.

N.B.

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £995 plus VAT (£1,194).

Should the property go to an online auction a different fee is payable. A holding fee of £2,500 is payable to secure the property. You then have two days to exchange with a 10% deposit.

Tenure - Freehold

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

Please note it is the responsibility of all purchasers to conduct their own investigation into all aspects of the property. We recommend reading through the properties legal pack, which is available on our website, prior to bidding and also seek legal advice. If you are successful, you will be required to pay a 10% deposit, together with the buyer's premium/holding fee and complete in 28 days, therefore we would strongly recommend for you to ensure your finances are in place before the auction, due to the timescales involved.

