

FOR SALE

WORKSHOP WITH YARD

REAR WORKSHOP, HIGH STREET,
PONTARDAWE, SWANSEA, SA8 4HU



- LARGE WORKSHOP WITH OPEN YARD AREA
- CENTRALLY LOCATED WITHIN PONTARDAWE TOWN CENTRE
- EASILY ACCESSIBLE TO MAIN ROAD LINKS (A474)
- IN NEED OF REFURBISHMENT/ DILAPIDATED BUILDING

OFFERS IN THE REGION OF
£59,500

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LOCATION

The subject property is located to the rear of a relatively busy main thoroughfare within Pontardawe, which 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. The subject premises is also located within close proximity of the main intersection linking High Street with the primary retail areas of Herbert Street and James Street

The subject property can be located directly to the rear of the Castle Hotel car park. Permitted access is available over the yard to Pontardawe Garage, off High Street (Legal advisors to verify).

DESCRIPTION

The subject property comprises a large workshop premises situated to the rear of the parade of commercial units situated along High Street within Pontardawe town centre.

The workshop, which is situated within a total site area of approximately 0.19 acre (0.07 hectare) affords a depth of approximately 23 metres by 13 metres in width. Access onto the premises is via a steel framed loading door with a clearance of approximately 3.90m.

An open yard area, which is laid with a mixture of concrete and compacted hardcore is available to the front. The yard comprises an open parking/loading area, providing on-site parking for approximately 8-10 vehicles, measuring approximately 418.56 sq.m (4,505.34 sq. ft.) in total.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

Gross Internal Area: 403.59 sq.m (4,344.24 sq. ft.)
which includes the basement store.

GROUND FLOOR

Workshop: 273.66 sq.m (2,945.73 sq. ft.)
accessed via a roller shutter loading door to the front.

Eaves: 3.65m (11'11")
Apex: 7.92m (25'11")
Roller Shutter: 3.33m (10'11")

Stores: 9.93 sq.m (106.92 sq. ft.)

BASEMENT

Stores: 120.00 sq.m (1,291.68 sq. ft.)
accessed via a sloping access point to the front.

EXTERNALLY

Site Area: 0.19 acre (0.07 hectare)

Yard: 418.56 sq.m (4,505.34 sq. ft.)
surfaced with a mixture of tarmac and concrete.

RATES

The subject premises does not appear to be rated.

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 Freehold with vacant possession.

VIEWING

By appointment with Sole Agents:

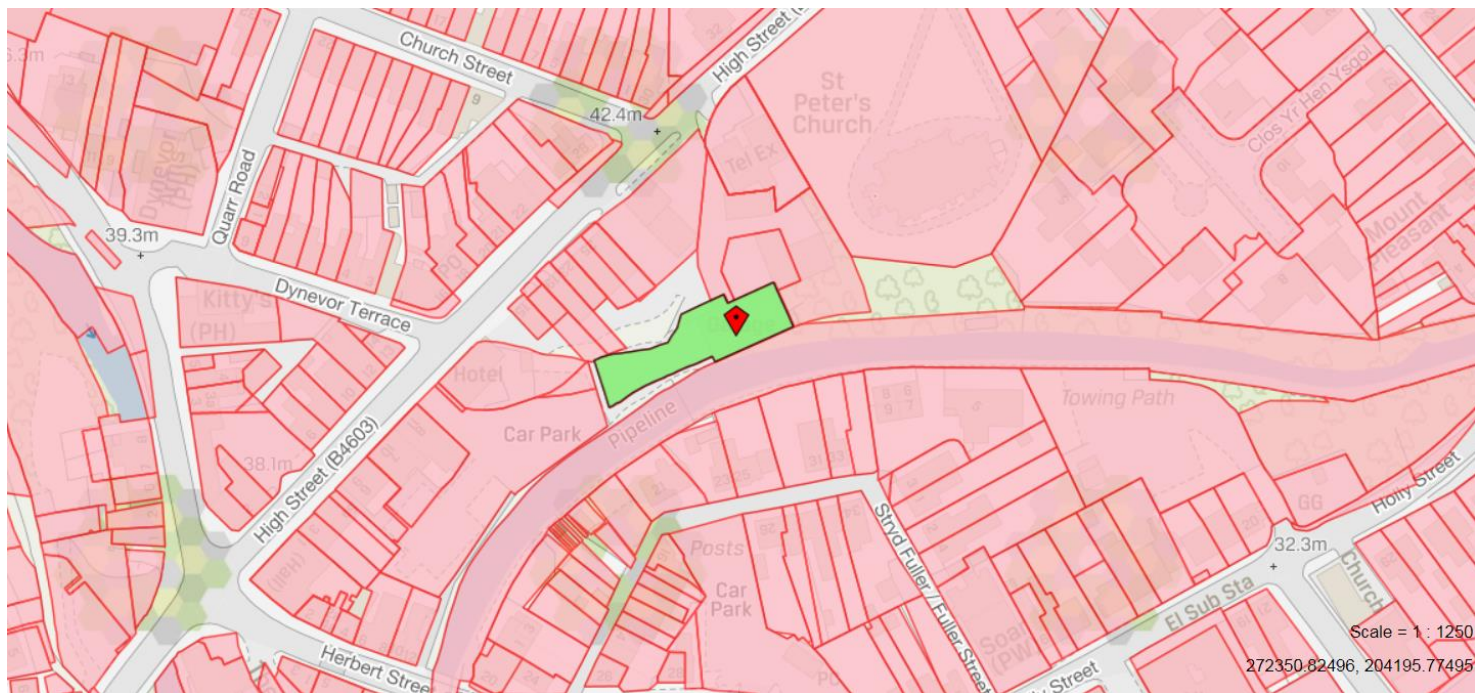
Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



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