

# FOR SALE

INDUSTRIAL/ INVESTMENT

112 Ystrad Road, Swansea West Business  
Park, Fforestfach, Swansea, SA5 4NE



- INDUSTRIAL/ TRADE COUNTER INVESTMENT OPPORTUNITY
- LET TO MICHELDEVER TYRE SERVICES LTD (T/A PROTYRE) UNTIL 2026
- 5,231.33 SQ.M (56,310 SQ. FT.) WITH SITE AREA OF 3.62 ACRES (1.46 HECTARES)
- CURRENT RENT RESERVED OF £175,000 PER ANNUM (EXCLUSIVE)

OFFERS IN THE REGION OF  
**£2,000,000**

## LOCATION

The premises is situated directly off Ystrad Road within Swansea West Business Park.

Swansea West Business Park is situated approximately 4 miles northwest of the city centre and approximately 2 miles from junction 47 of the M4 Motorway. The immediate area provides for good means of access via the main A483, A484 and the A4216.

Established occupiers within close proximity to the subject premises includes Brisco and Stenar.

## DESCRIPTION

The subject premises comprises a substantial size industrial unit and secure compound, situated within an established industrial estate along the edge of Swansea city centre.

The property comprises a large industrial unit arranged over a number of bays to accommodate a warehouse and trade counter unit, presently occupied for use as a car repair/ vehicle servicing, MOT and tyre fitting service. The property is also located within a large compound with three open surfaced areas for various designated parking, for approximately 115 unmarked parking bays in total.

The subject premises also benefits from 6 no. fitting bays to the side elevation, which can be accessed directly off the open yard area to the western elevation. A large roller shutter loading door with a clearance of approximately 5.05m is also located to the eastern elevation over the elevated access ramp, providing access to the vehicle servicing area which accommodates a number of Class 7 and Class 4 MOT bays.

## ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

<b>Gross Internal Area</b>	<b>5,231.33 sq.m</b>	<b>56,310 sq. ft.</b>
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<b>Site Area</b>	<b>3.62 Acres</b>	<b>1.46 Hectares</b>
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<b>Ground Floor</b>		
<b>Vehicle Servicing Workshop</b>	<b>508.21 sq.m</b>	<b>5,470.37 sq. ft.</b>
<i>with elevated access ramp and roller shutter loading with a clearance of 5.05m. Eaves height of 4.81m.</i>		
<b>Stores</b>	<b>518.49 sq.m</b>	<b>5,581.02 sq. ft.</b>
<b>Main Warehouse</b>	<b>3,028.80 sq.m</b>	<b>32,602.01 sq. ft.</b>
<i>with roller shutter loading doors to front elevation with a clearance of 3.34m. Eaves height of 5.51m.</i>		
<b>Rear Workshop</b>	<b>509.89 sq.m</b>	<b>5,488.45 sq. ft.</b>
<i>with roller shutter loading doors to side elevation with a clearance of 3.65m. Eaves height of 5.51m.</i>		
<b>Waiting Room/ Trade Counter</b>	<b>59.06 sq.m</b>	<b>635.72 sq. ft.</b>
<b>Offices</b>	<b>245.16 sq.m</b>	<b>2,638.90 sq. ft.</b>
<b>Canopy</b>	<b>538.23 sq.m</b>	<b>5,793.50 sq. ft.</b>
<i>accessed off the open yard area along the eastern elevation.</i>		

<b>First Floor</b>		
<b>Stores</b>	<b>355.92 sq.m</b>	<b>3,831.12 sq. ft.</b>

## RATES

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

**Rateable Value (2017): £86,000**

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

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](http://www.voa.gov.uk).

## VAT

Please be advised that all figures quoted are exclusive of VAT (where applicable).

## TERMS & TENURE

The subject premises is available Freehold subject to the existing occupational leasehold interest.

## TENANCY

Let to Micheldever Tyre Services Ltd (T/A Protyre) for a term of 15 years from 7th February 2011 at a current rent passing of **£175,000 per annum (exclusive)**.

The Lease also provides for a rent review on 7th February 2016 and contains full repairing and insuring covenants, restricted to the Schedule of Condition annexed to this Lease.

Micheldever Tyre Services Ltd (T/A Protyre) is the retail branch of The Micheldever Group. Micheldever Tyre Services (MTS) was founded in 1972. The Micheldever Group is the largest independent wholesaler, distributor and retailer of tyres in the UK, selling over six million tyres nationwide, (20 percent of the total UK market) every year. The Protyre retail chain, currently with 157 garages including Protyre Motorsport, continues to gain geographic coverage in the UK through new acquisitions. Protyre is the UK's fastest growing supplier and fitter of tyres and automotive services.

Based on the information contained within the Micheldever Tyres Services Ltd Annual Report and Financial Statements, for the year end 31st December 2019, the company achieved a turnover of £407m with profit before taxation equating to £4.64m. Total net assets equates to £50.65m.

## VIEWING

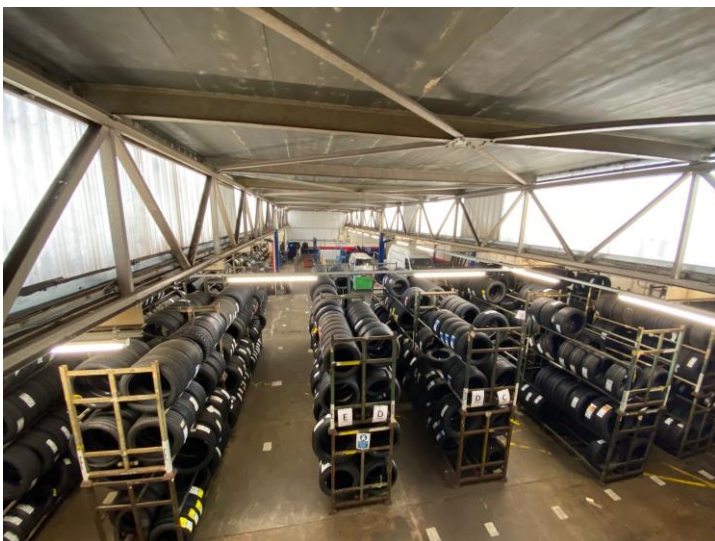
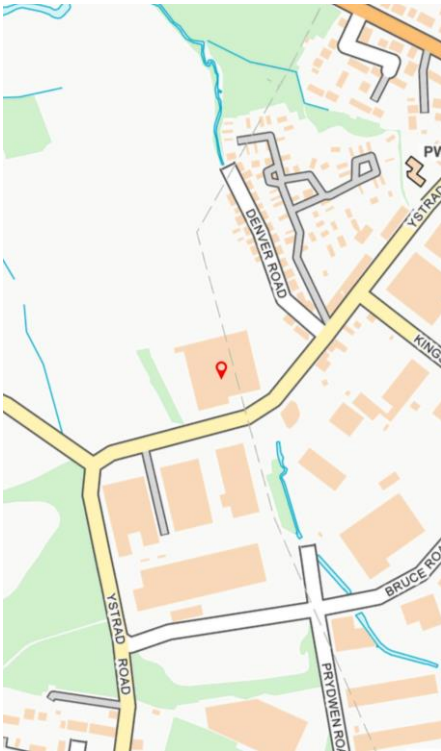
By appointment with Sole Agents:

**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**

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**Promap**  
LANDMARK INFORMATION

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