

FOR SALE

RETAIL

4 Alexandra Road, Gorseinon,
Swansea, SA4 4NW



- SUBSTANTIAL SIZE THREE STOREY RETAIL UNIT WITH STORES
- 403.92 SQ.M (4,347.79 SQ. FT.)
- DESIGNATED PARKING TO REAR
- PROMINENT TOWN CENTRE LOCATION

PER ANNUM

£12,000 Per Annum

4 Alexandra Road, Gorseinon, Swansea, SA4 4NW

Description

The subject premises comprises a substantial size sales showroom, which is supported by ancillary storage and office accommodation arranged over three floors.

The premises accommodates a large sales area to the front, which can be accessed directly off the main pedestrian walkway, via a sales display window. The rear ancillary accommodation comprises a range of various size storage and office rooms, which were previously occupied for use as a repair workshop.

We advise that the subject premises has been extended significantly to the rear, which appears to accommodate the majority of the site, with the exception of the small external parking area providing designated parking for approximately 2-3 vehicles. Additional parking may also be available over part of the adjoining rear yard but we advise that this allocated parking area is also available to the public.

It is also advised that the subject premises was previously occupied for use as a sales showroom and repair shop, offices (including professional offices) and more recently a music studio. We therefore advise that the subject premises is suitable for a range of alternative commercial uses (subject to the necessary statutory consents).

Location

The subject premises is situated directly off Alexandra Road within the immediate proximity to the main intersection along the prime retail area of Gorseinon town centre. The main commercial thoroughfare is occupied by a variety of mainly local businesses including retail, cafeterias, hairdressers and convenience stores, while established occupiers within the immediate vicinity include Well Pharmacy, Post Office, Sainsbury's and HSBC Bank. Occupancy levels along High Street are generally good and Gorseinon appears to be a well supported community.

Gorseinon is located approximately 6.3 miles north-west of Swansea City Centre and is approximately 2 miles from junction 47 of the M4 motorway in an easterly direction.

Accommodation

The property provides the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 196.29 sq.m (2,112.86 sq. ft.)

Sales Area: 95.63 sq.m (1,029.46 sq. ft.)
with stairs to first floor.

Net Frontage: 6.62m (21'9")
Shop Depth: 14.91m (48'11")

Ancillary: 100.66 sq.m (1,083.55 sq. ft.)

Rear Entrance Lobby: 4.52m x 4.02m
accessed from rear yard, with stairs to first floor, doors to.

Office: 5.16m x 1.88m

Ladies/ Gents W.C. Facilities

Store Room 1: 3.35m x 1.63m

Store Room 2: 2.32m x 8.42m

Store Room 3: 4.15m x 9.01m.

FIRST FLOOR

Net Internal Area: 154.76 sq.m (1,665.83 sq. ft.)

Ancillary Sales: 6.72m x 7.41m

Rear Corridor
with external fire escape to rear, doors to.

Office 1: 4.93m x 4.67m

Office 2: 3.85m x 3.22m

Workshop 1: 4.84m x 3.71m
with door to

Workshop 2: 6.77m x 8.92m

Store Room: 2.25m x 2.25m

Kitchen: 2.25m x 2.15m

SECOND FLOOR

Net Internal Area: 52.87 sq.m (569.11 sq. ft.)

Office 1: 5.67m x 3.75m

Office 2: 6.77m x 4.55m

Rates

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

Rateable Value (2017): £13,500

From April 2018 the Welsh Government will set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2020-21 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.

VAT

We have been advised that VAT is not applicable to this proposed transaction.

Terms & Tenure

Our client's interest is available by the way of a new effective Full Repairing and Insuring Lease (under terms to be negotiated).

Viewing

By appointment with Sole Agents:

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