

# FOR SALE

A1/A2 RETAIL

158 PORT TENNANT ROAD, PORT TENNANT,  
SWANSEA, SA1 8JQ



- THREE STOREY RETAIL/ OFFICE UNIT
- 110.89 SQ.M (1,193.61 SQ. FT.)
- PROMINENT POSITION ALONG ESTABLISHED PARADE
- SECURED PARKING TO REAR (MIN 4 SPACES)

OFFERS IN THE REGION OF  
**£135,000 OR £9,500 PA**

# 158 PORT TENNANT ROAD, PORT TENNANT, SWANSEA, SA1 8JQ

## LOCATION

The property is situated fronting Port Tennant Road in the Port Tennant area of Swansea. Port Tennant is a popular residential and commercial suburb, along the edge of Swansea City Centre, approximately 1 mile away in a westerly direction.

The premises is located along a parade of established retail units, comprising a range of occupiers such as hairdressers, convenience stores, restaurants, hot food takeaways and professional offices.

We also advise that the subject premises is within close proximity to the £200 million SA1 Waterfront development, which includes established occupiers such as Admiral, The Village Hotel, Premier Inn and Tesco.

## DESCRIPTION

The subject property comprises a three-storey, mid-terraced, commercial premises previously occupied for use as a solicitors practice comprising a ground floor reception/ sales area which is supported by a small office to the rear. The first floor accommodation, which can be accessed internally to the rear of the main sales area comprises two private offices rooms, supported by ancillary staff kitchen and a shower room.

The remaining accommodation arranged over the basement/ lower ground floor accommodates a further four individual rooms and an additional bathroom. We also advise that the lower ground floor can be accessed independently off the rear yard area, which also affords designated parking for a minimum of 4 vehicles, secured by a set of steel gates.

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

### GROUND FLOOR

**NIA/ IPMS 3 - Office: 42.81 sq.m (460.80 sq. ft.)**

Sales/ Reception: 35.39 sq.m (380.94 sq. ft.)

Shop Depth: 8.06m (26'5")

Internal Width: 4.60m (15'0")

Office: 7.42 sq.m (79'10")

Rear Landing

*with stairs to lower ground and first floor.*

### FIRST FLOOR

**NIA/ IPMS 3 - Office: 36.36 sq.m (391.37 sq. ft.)**

Office 1 (Front): 18.24 sq.m (196.33 sq. ft.)

Office 2 (Rear): 10.30 sq.m (110.86 sq. ft.)

Shower Room

*with shower enclosure, w.c. and wash hand basin.*

Kitchen: 7.82 sq.m (84.17 sq. ft.)

### LOWER GROUND/ BASEMENT

**NIA/ IPMS 3 - Office: 31.72 sq.m (341.43 sq. ft.)**

Store Room 1: 9.89 sq.m (106.45 sq. ft.)

*with stairs to ground floor.*

Bathroom

*fitted with a bath, w.c. and wash hand basin.*

Store Room 2: 7.55 sq.m (81.26 sq. ft.)  
*with door to.*

Store Room 3: 5.32 sq.m (57.26 sq. ft.)  
*with door to.*

Store Room 4: 8.36 sq.m (89.98 sq. ft.)

### EXTERNALLY

The subject premises also affords a yard area to the rear, which is secured by a set of steel gates, providing designated parking for a minimum of 4 vehicles.

## RATES

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

**Rateable Value (2017): £4,650**

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2020-21 the multiplier will be 0.535.

Rates relief for small businesses in Wales will apply up to 31st March 2019. 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](http://www.voa.gov.uk).

## VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (where applicable).

## Terms & Tenure

The subject premises is available Freehold with vacant possession.

Alternatively, our client's interest is also available by the way of a new effective full repairing and insuring lease under terms to be negotiated.

## VIEWING

By appointment with Sole Agents:

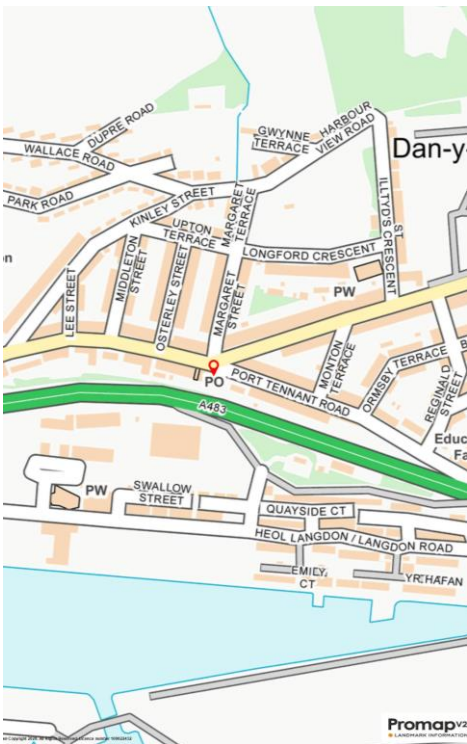
**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

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



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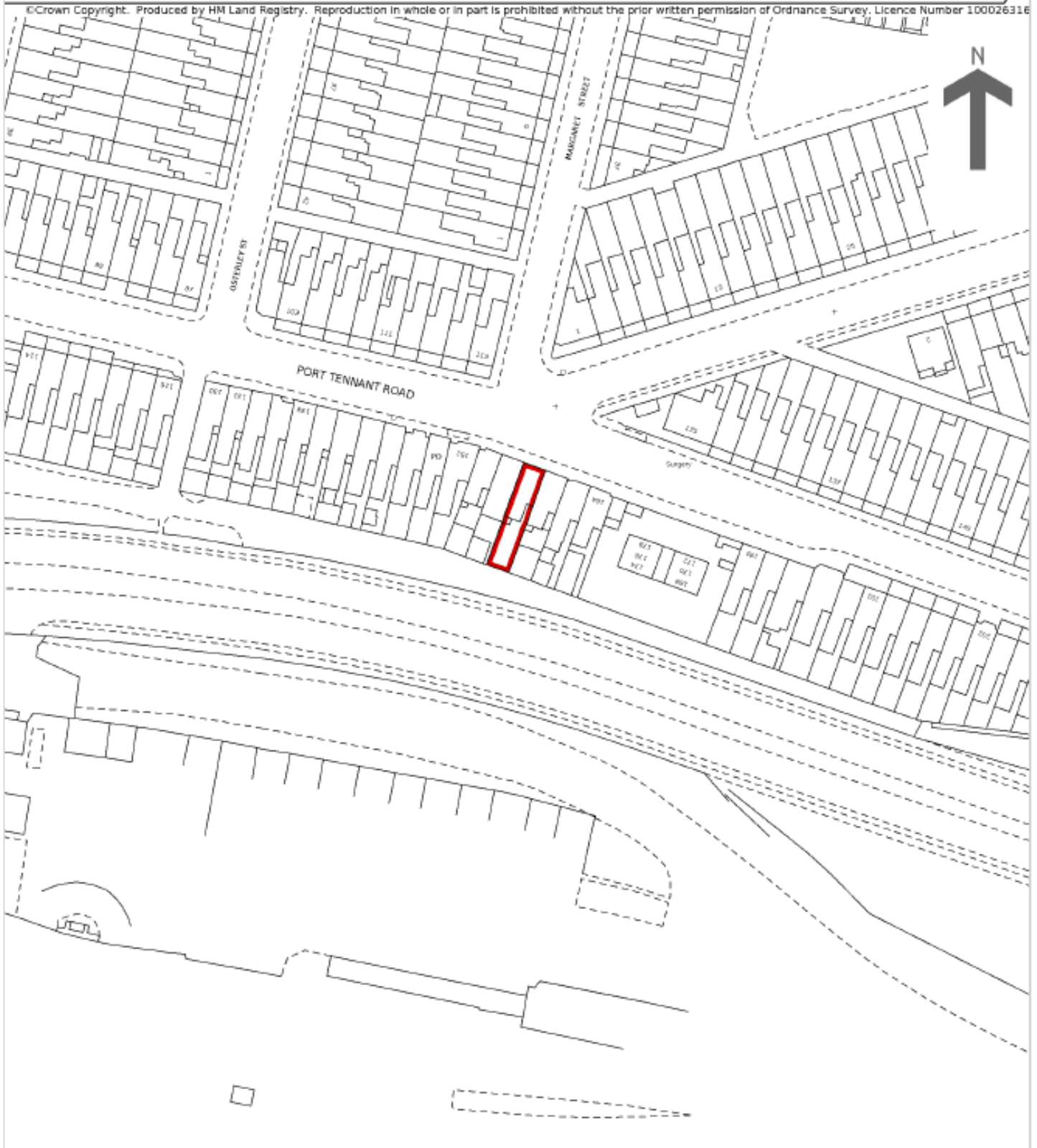
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HM Land Registry  
Official copy of  
title plan

Title number **CYM136650**  
Ordnance Survey map reference **SS6793SW**  
Scale **1:1250**  
Administrative area **Swansea / Abertawe**



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