

**CALFARIA CHAPEL, HIGH STREET,  
CLYDACH, SA6 5LZ**

**CHAPEL AND VESTRY BUILDING**



## **CHAPEL BUILDING FOR SALE/TO LET**

**GROSS INTERNAL AREA: 318.3m<sup>2</sup> (3,426ft<sup>2</sup>) | TO LET £6,000 PER ANNUM EXCLUSIVE | FOR SALE £65,000**

**LOCATED IN CLYDACH, AS SHORT WALK FROM THE MAIN RETAIL HIGH STREET**



**GLANMOR CHARTERED  
SURVEYORS**

**01792 439105 | [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)**

**Cambrian House, Cambrian Place, Swansea, SA1 1RH**



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### LOCATION

The subject property is located within Clydach, Swansea, Wales. Calfaria Chapel is situated along the main thoroughfare through Clydach, fronting High Street within the popular village of Clydach, approximately 6 miles northeast of Swansea city centre.

The immediate area is accessible via the main B4603 (which fronts the subject premises), B4291 and the A4067 carriageway, while the M4 Motorway (J45) is approximately 1.5 miles to the south. The surrounding area is made up of a mix of residential dwellings and commercial properties further along the High Street, the main retail area in Clydach.

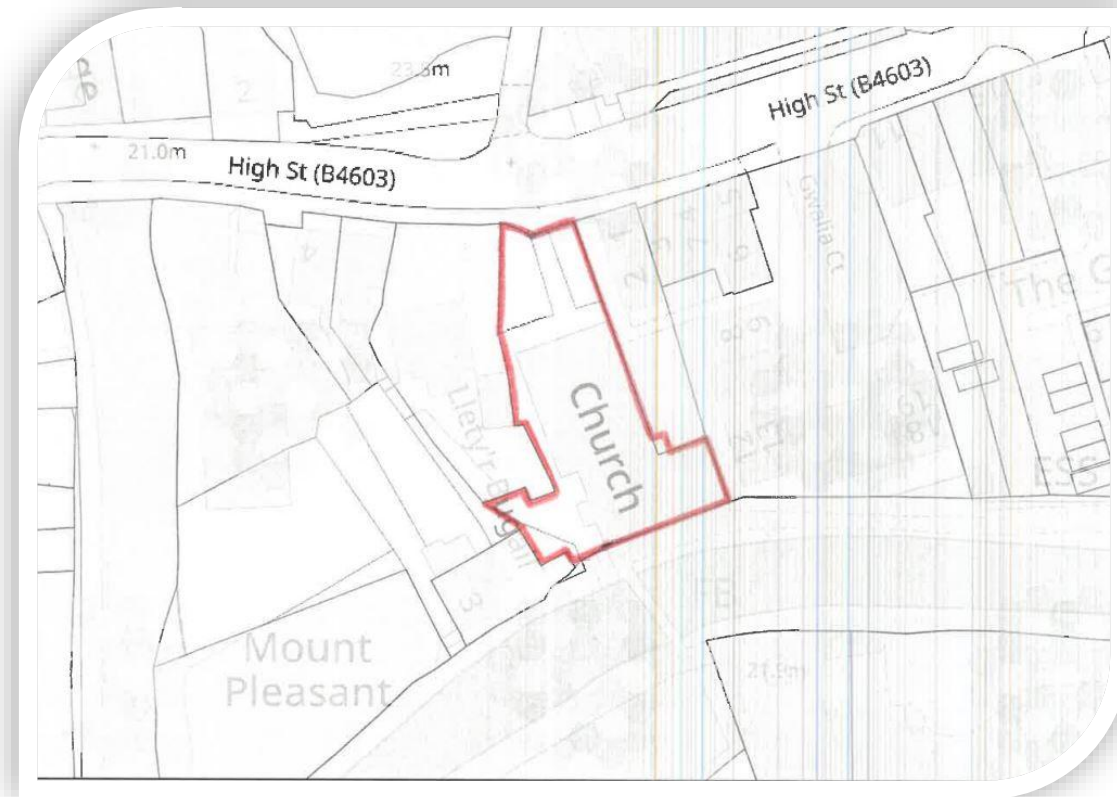
### DESCRIPTION

The property is a former, purpose-built chapel building & attached rear vestry building which is Grade II listed. Calfaria Chapel was built in 1868 with an entrance in the gable end and the vestry and side extension added at a later date.

The accommodation comprises an entrance vestibule, main congregational hall with fitted pews and a gallery seating area. To the rear of the main hall there is an organ which protrudes into the vestry building. The building benefits from radiators throughout served by a gas boiler.

The vestry accommodation comprises an open plan hall area with access to the kitchen, office, WC and access to both sides of the building. The building is heated from the main boiler which serves radiators throughout the vestry.

### APPROXIMATE TITLE



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### TENURE

Freehold is available for sale.  
The property is also available immediately on a new FRI lease, terms to be negotiated.

### VAT

All figures are exclusive of VAT, where applicable.

### QUOTING RENT

£6,000 per annum exclusive

### ASKING PRICE

We have been instructed to seek offers in the region of £65,000

### BUSINESS RATES

Interested parties are asked to verify this information by contacting the local authority.

### ENERGY PERFORMANCE CERTIFICATE

The property is currently exempt from EPC requirements

### CONTACT

For further information and to arrange a viewing please contact  
Glanmor Chartered Surveyors.

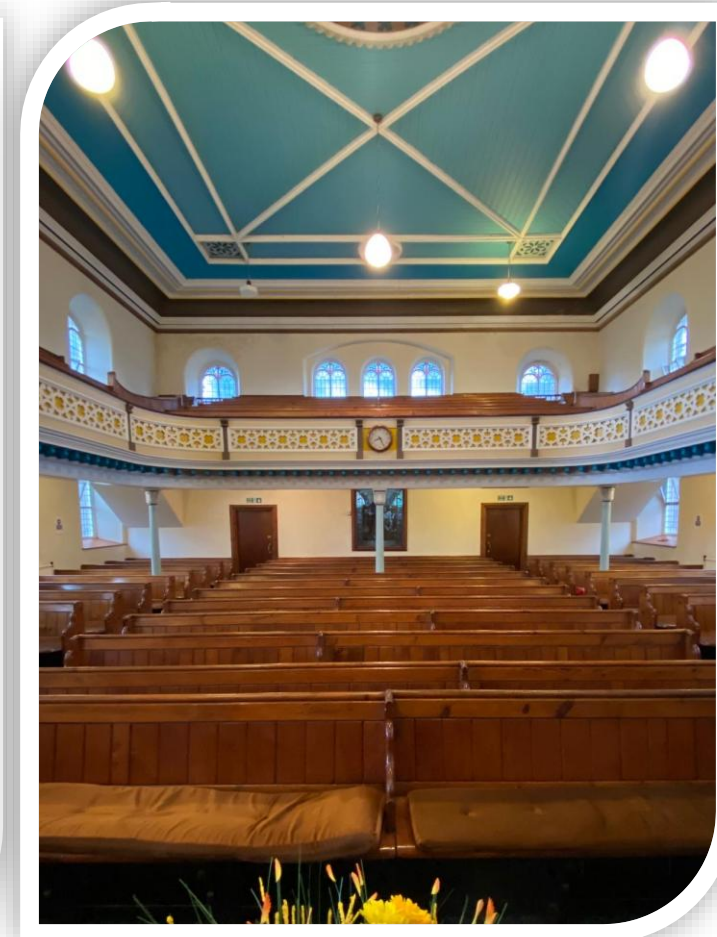
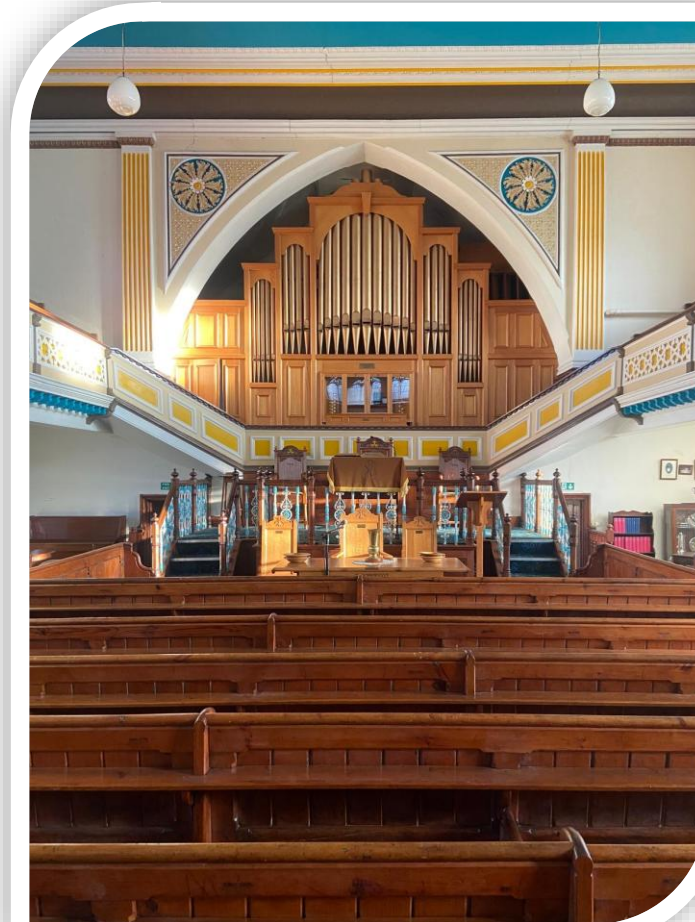
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Description	Area sq m	Area sq ft
Main congregational hall	179.38	1931
Vestry	86.99	936
Kitchen & inner hallway	24.64	265
Office & WC	27.28	294
<b>Total GIA</b>	<b>318.29</b>	<b>3426</b>

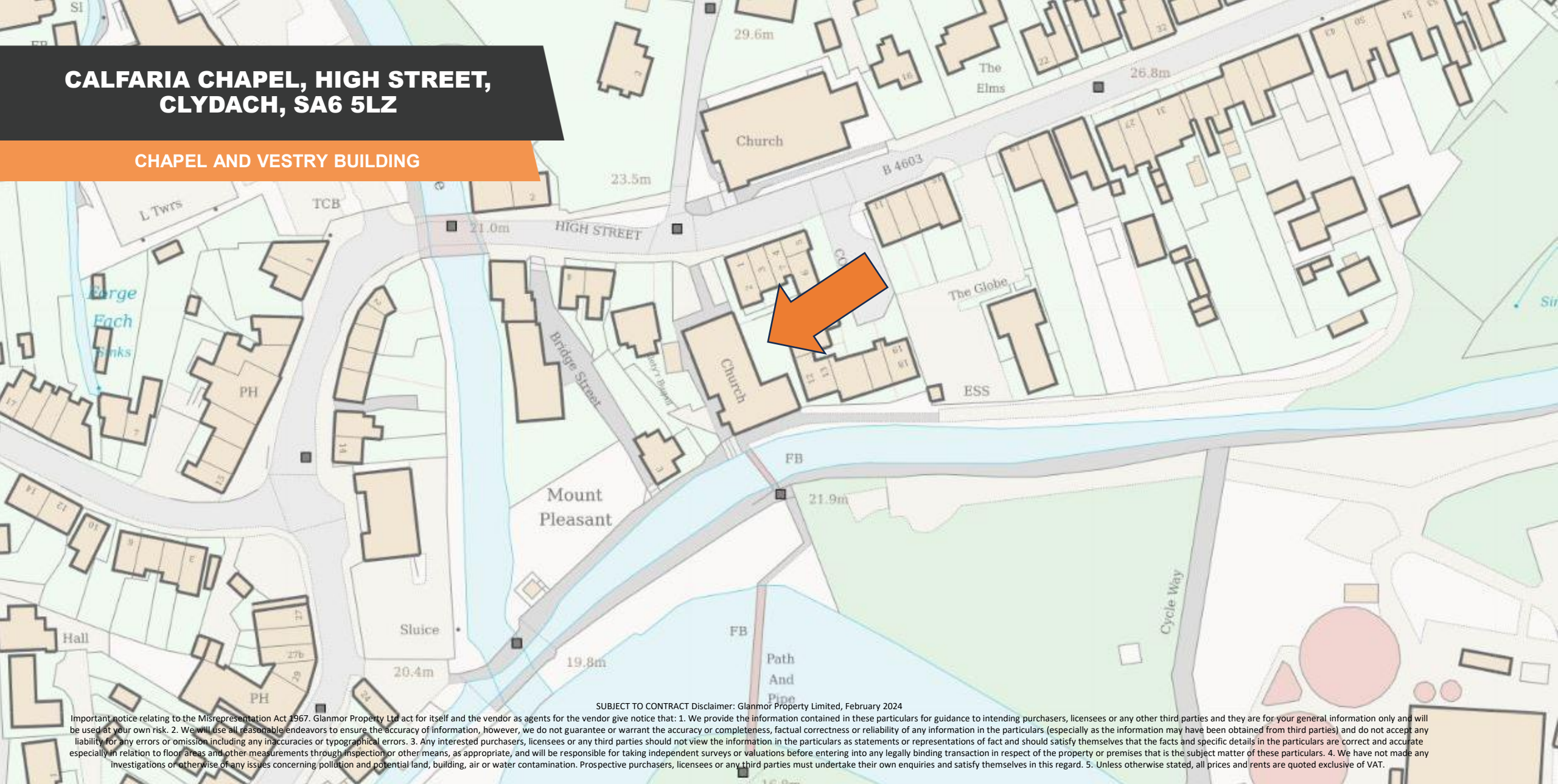


SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, February 2024

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