

FOR SALE
RETAIL UNIT WITH WORKSHOP

69 Carnglas Road, Tycloch, Swansea,
SA2 9BL



- RETAIL UNIT OCCUPIED FOR USE AS A PRINTING SHOP TO THE FRONT WITH ADJOINING WORKSHOP TO REAR
- TOTAL FLOOR AREA OF 167.80 SQ.M (1,806.20 SQ. FT.)
- ESTABLISHED TRADING LOCATION WITHIN CLOSE PROXIMITY TO MAIN INTERSECTION
- POTENTIAL TO BE SUB-DIVIDED TO COMPRISE TWO OR THREE SELF-CONTAINED UNITS (SUBJECT TO THE NECESSARY STATUTORY CONSENTS)

OFFERS IN THE REGION OF
£239,000

LOCATION

The property is situated along an established mixed use location, within close proximity to the main intersection and thoroughfare between Carnglas Road and Tycoch Road in the Tycoch area of Swansea.

Tycoch is a popular residential and commercial suburb of Swansea City Centre, which is situated approximately 2 miles away in an easterly direction.

Neighbouring occupiers include barbers, pharmacy, hot food takeaways, together with Cooperative Convenience Store which is located within the immediate vicinity of the subject premises.

The property is considered to be reasonably well situated for its existing use.

DESCRIPTION

The subject property comprises a semi-detached, two-storey, extended commercial premises currently occupied for use as a printing shop over the original building, together with a self-contained single storey workshop/storage unit located to the rear, measuring approximately **167.80 sq.m (1,806.20 sq. ft.)** in total.

The ground floor, which can be accessed directly off the main pedestrian walkway to the front via a standard sales display window comprises a sales area with a depth of 11.57m. The main sales area is supported by ancillary accommodation immediately to the rear of the main sales area and over the first floor, which briefly comprises various office rooms at first floor level with additional staff kitchen and w.c. facilities located to the rear.

The remaining accommodation comprises a self-contained workshop unit, which was previously occupied as a small production/ manufacturing area for the printing shop. The workshop unit can be accessed both internally, to the rear of the ancillary accommodation supporting the main sales area or alternatively via a separate driveway to the right hand side elevation of the original building. We therefore advise that the subject premises has the potential to be sub-divided into two or possibly three separate commercial/ residential units (subject to obtaining the necessary statutory consents).

Externally, we also note that the subject premises benefits from a single driveway over the side elevation, which can be accessed directly off Carnglas Road to the front.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

Retail Unit

GROUND FLOOR

Net Internal Area:	56.19 sq.m	(604.82 sq. ft.)
Sales Area:	42.73 sq.m	(459.94 sq. ft.)
Shop Depth:	11.57m	(37'11")
Internal Width (max):	4.75m	(15'7")
Ancillary:	13.46 sq.m	(144.88 sq. ft.)
<i>which briefly comprises the following.</i>		
Staff Kitchen:	3.03m x 2.78m	

W.C. Facilities
accessed off the main sales area.

Industrial

Gross Internal Area: **75.71 sq.m (815.02 sq. ft.)**

Workshop: 6.55m x 11.56m
Accessed independently off the driveway to the front. subdivided in part to comprise a staff kitchen area and two store rooms.

FIRST FLOOR

Net Internal Area: **35.90 sq.m (386.42 sq. ft.)**

Office (front): 4.83m x 3.51m
with access to.

Office (middle): 2.88m x 3.74m

Office (rear): 2.78m x 3.56m

RATES

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

Rateable Value (2023): £7,900

The Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2025/26 the multiplier will be 0.568.

Rates relief for small business with a rateable value up to £6,000 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.

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 for sale (subject to contract), to be sold with vacant possession.

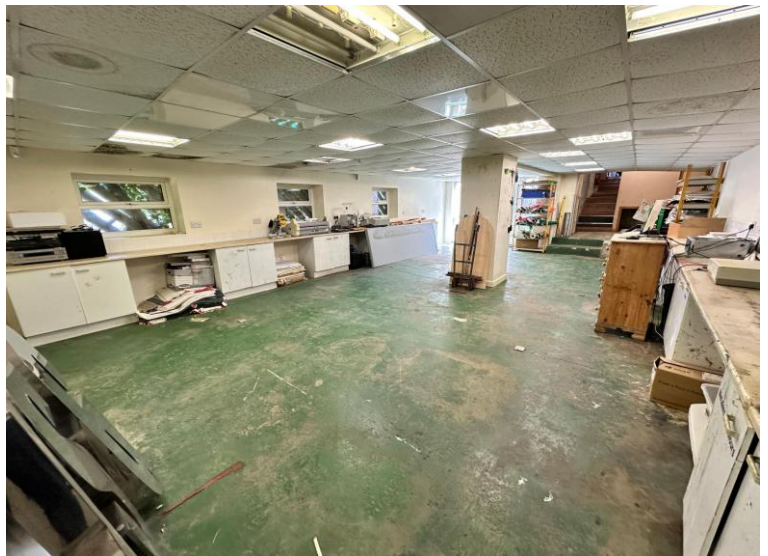
We note that our client's interest is held on a Long Leasehold interest for a term of 1,000 years from 29th September 1906 (881 years unexpired), which is subject to the payment of a nominal ground rent.

VIEWING

By appointment with Sole Agents:

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

69 Carnglas Road, Tycoch, Swansea, SA2 9BL



Astleys gives notice that these photographs are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.

69 Carnglas Road, Tycoch, Swansea, SA2 9BL



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.