

2 RHODFA FADOG

CWMRHYDYCEIRW | SWANSEA | SA6 6NQ

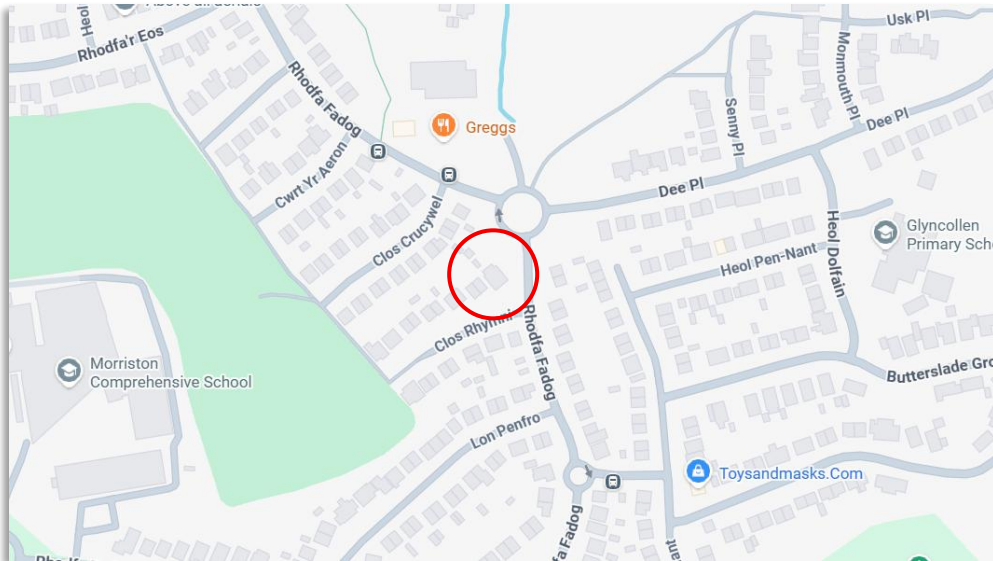


RETAIL FOR SALE

- PROMINENT COMMERCIAL PREMISES
- LOCATED WITHIN A HIGH FOOTFALL AREA
- SUITABLE FOR A VARIETY OF USES (STANC)
- EASY ACCESS TO MORRISTON AND J45 M4
- 48.32 SQ M (520 SQ FT)
- OFFERS IN THE REGION OF £150,000

LOCATION

The property is situated within the well-established residential area of Cwmrhydyceirw, benefiting from a substantial local catchment population. The surrounding area is predominantly residential in nature, complemented by a selection of local shops, community facilities and educational establishments, including Cwmrhydyceirw Primary School. Excellent transport links are available via the A4067, A48 and B4603, with Junction 45 of the M4 Motorway located a short distance away, providing convenient access to Swansea and the wider region.



DESCRIPTION

Ground floor lock-up commercial unit currently operating as a hair salon. The premises comprise a well-presented open-plan trading area with reception, customer waiting space, styling stations and backwash facilities. Ancillary staff kitchen and WC accommodation are provided and accessed directly from the main salon area.

ACCOMMODATION

TOTAL:	48.32 sq m	(520 sq ft)
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RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £ TBA.

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are advised to verify this information.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

TENURE

The premises is held freehold.

EPC

TBA

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments. We have been informed that the property is not currently elected for VAT.

ASKING PRICE

Offers in the region of £150,000 (One hundred and fifty thousand pounds)

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole selling agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

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July 2026

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