

TO LET

STORAGE/ OFFICE (STP)

R/O 65 High Street, Gorseinon,
Swansea, SA4 4BP



- SELF-CONTAINED GROUND FLOOR COMMERCIAL ACCOMMODATION
- NET INTERNAL AREA – 36.54 SQ.M (393.31 SQ. FT.)
- TO THE REAR OF AN ESTABLISHED HIGH STREET LOCATION WITHIN GORSEINON TOWN CENTRE
- DESIGNATED PARKING FOR 1-2 VEHICLES

OFFERS IN THE REGION OF
£6,250 PA

LOCATION

The subject premises is situated to the rear of High Street, which is the prime retail area and main thoroughfare within Gorseinon town centre. Both vehicular and pedestrian access is available over the unmade lane located to the rear, which can be accessed off Cross Street to the east.

The immediate vicinity is occupied by a variety of mainly local businesses including retail, cafeterias, hairdressers and convenience stores, while established occupiers along the main high street include JD Wetherspoon, Lloyds Bank and Jenkins Bakery. 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.

DESCRIPTION

The subject property comprises a self-contained commercial unit, which previously form part of the ancillary accommodation of a bakery store occupied by Greggs, which is situated to the rear of the prime retail parade of High Street within the shopping district of Gorseinon town centre.

Internally, the property comprises an open plan commercial area, which can be accessed off an unmade private lane over a small hard standing area to the rear of the main building. The main commercial area is also supported by a slightly smaller room, suitable for a staff kitchen, together with additional w.c. facilities.

The subject premises is ideally located for a range of alternative uses but we advise that further enquiries will need to be made with the relevant Local Authority Planning Department to verify any proposed use.

Externally, the subject premises also benefits from designated parking over a concrete hard standing, which can be accessed off the lane, via Cross Street to the east.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 36.54 sq.m (393.31 sq. ft.)

Room 1: 4.49m (max) x 7.71m (max)
accessed off the hard standing area to the rear, with door to.

Room 2: 3.06m x 3.15m
with door to.

W.C. Facilities

RATES

We advise that the subject premises has yet to be rated separately as the accommodation proposed to be let previously formed part of a larger ground floor retail unit.

We therefore 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 (if applicable).

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:

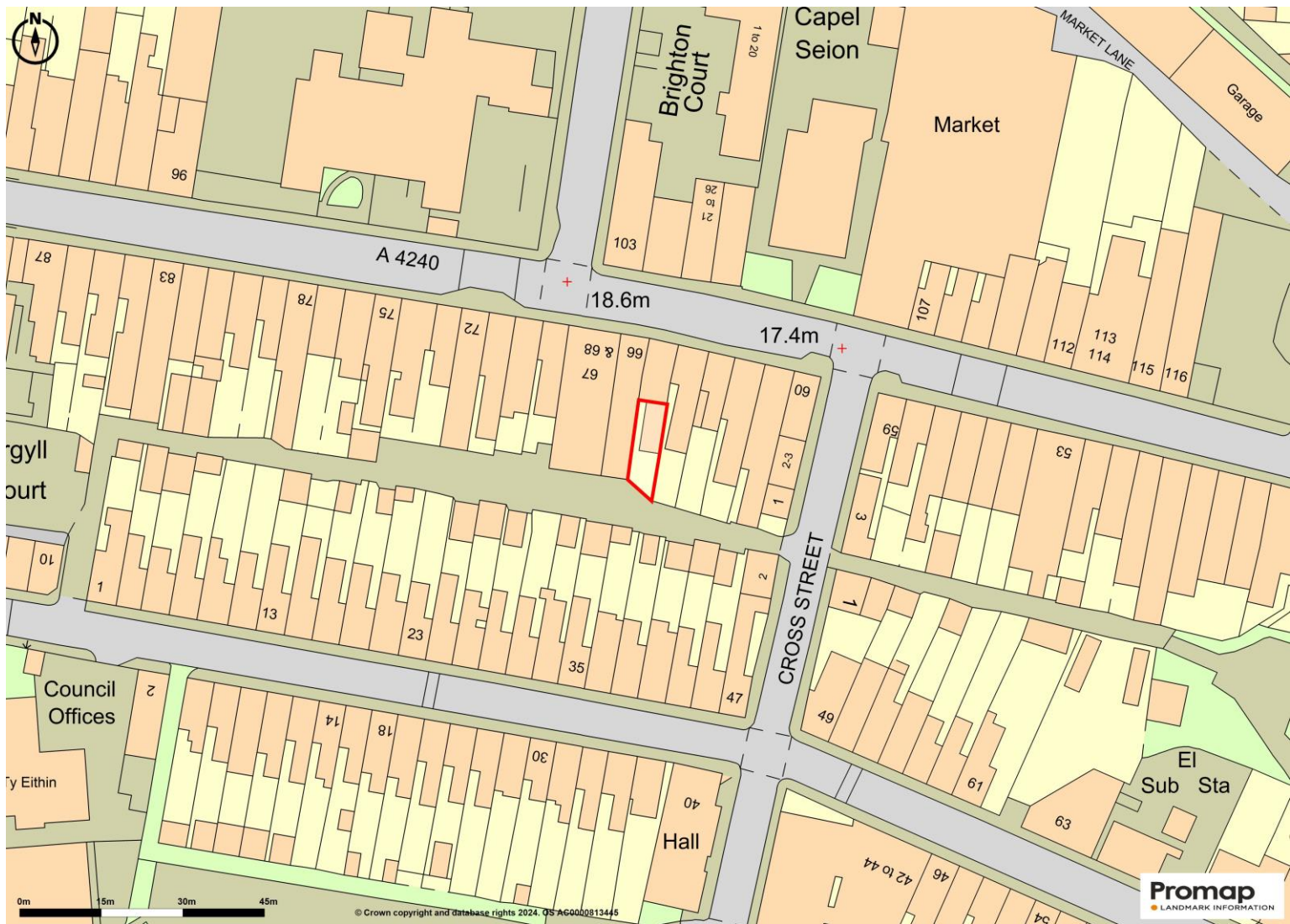
Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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