

FOR SALE

RETAIL

102 St Teilo Street, Pontardulais, Swansea,
SA4 8SS



- MID TERRACED RETAIL UNIT SITUATED ALONG THE PRIMARY RETAIL AREA OF PONTARDULAIS TOWN CENTRE
- 74.79 SQ.M (805.03 SQ. FT.) ARRANGED OVER TWO FLOORS
- SEPARATE GARAGE/ STORAGE UNIT ACCESSED OVER REAR COURTYARD
- FIRST FLOOR PREVIOUSLY OCCUPIED AS A SELF-CONTAINED ONE BEDROOM FLAT WITH POTENTIAL FOR CONVERSION TO ITS ORIGINAL USE (SUBJECT TO OBTAINING THE NECESSARY STATUTORY CONSENTS)

OFFERS IN THE REGION OF
£99,950

LOCATION

Pontardulais is predominantly a residential suburb situated approximately 9 miles northwest of Swansea City Centre and within close proximity of Junction 48 of the M4 Motorway, approximately 1 mile away in a westerly direction.

The subject premises is situated along prominent position within the established high street location of St Teilo Street. The subject premises is also positioned adjacent to the ancillary customer car parking entrance to Tesco Superstore, which appears to be the town's main supermarket.

A number of established local retailers are also located within close proximity to the subject premises.

DESCRIPTION

The subject premises comprises a two storey mid terraced commercial unit, previously occupied for use as an optometrist, which is situated along an established high street location within the primary retail area of Pontardulais town centre.

The ground floor, which can be accessed directly off the main pedestrian walkway to the front via a standard sales display window unit, benefits from the main sales area with a shop depth of approximately 8.19m.

The main sales area is also supported by ancillary accommodation situated to the rear, comprising an adjoining consultation room and additional w.c. facilities.

The remaining accommodation arranged over the first floor, which is currently accessed internally off the main sales area, comprises a staff room with kitchen an additional consultation room and toilet facilities (former shower room).

We have also been advised that the upper floor was previously occupied as a self-contained residential apartment and could easily be converted back to its original use.

It would appear that the main internal stairwell was previously accessed independently off the entrance foyer to the rear and can therefore be self-contained from the main sales area at ground floor level. However, we advise that further enquiries will need to be made with the relevant Local Authority to determine whether any proposed conversion will require the necessary statutory consents.

A separate single storey garage unit is also located to the rear over the external courtyard. The external courtyard also shares its access with a small number of neighbouring occupiers, which affords a right of way to these adjoining units.

ACCOMMODATION

The property provides the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area:	37.78 sq.m	(406.67 sq. ft.)
Sales Area	30.94 sq.m	(333.03 sq. ft.)
Shop Depth	8.19m (26'10")	
Net Frontage	3.03m (9'11")	
Sales (ITZA)	27.48 sq.m	(295.79 sq. ft.)
Ancillary	6.84 sq.m	(73.62 sq. ft.)

which briefly comprises the following.

Consultation Room 2.29m x 3.10m (max)
with doors to.

W.C. Facilities

Rear Entrance Foyer
with access to rear courtyard and previous access (currently blocked off) to internal stairwell.

FIRST FLOOR

Gross Internal Area: 37.01 sq.m (398.26 sq. ft.)

Landing
with doors to..

Staff Room 3.90m (max) x 3.47m
with access to.

Kitchen 2.10m x 1.68m

Consultation Room 4.16m (max) x 2.45m
with door to.

W. C. Facilities/ Former Shower Room
currently fitted with a two piece suite comprising w.c. and wash hand basin with services in-situ for proposed shower enclosure.

RATES

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

Rateable Value (2023): £3,900

From April 2018 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 in Wales 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 therefore advise that the subject premises is eligible for 100% small business rates relief (subject to satisfying the necessary criteria).

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

Please be advised that all figures quoted are exclusive of VAT (if applicable).

TERMS & TENURE

The subject premises is available Freehold with vacant possession.

VIEWING

By appointment with Sole Agents:

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

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