

FOR SALE

MIXED USE INVESTMENT (RETAIL/ OFFICE)

1-2 Heol Y Nant, Clydach, Swansea,
SA6 5EX



- SUBSTANTIAL SIZE MIXED USE BUILDING AND PART LET INVESTMENT OPPORTUNITY
- NET INTERNAL AREA - 354.49 SQ.M (3,815.73 SQ. FT.)
- GROUND FLOOR RETAIL UNIT LET TO CENTRAL PHARMACY, PRODUCING A CURRENT RENT PASSING OF £11,500 PA
- VACANT OFFICES OVER REMAINING FLOORS WITH POTENTIAL FOR DEVELOPMENT (SUBJECT TO PLANNING)
- IMMEDIATE VICINITY TO PRIME RETAIL AREA OF CLYDACH AND 1.5 MILES FROM M4 MOTOWAY (J45)

OFFERS IN THE REGION OF
£235,000

LOCATION

The subject premises is located just off the primary retail area and main thoroughfare within the popular village of Clydach. The premises occupies a prominent corner position along the intersection between Heol Y Nant and Sybil Street.

Clydach is a village and a community in Swansea, within the Clydach ward and the Llangyfelach parish. It is located approximately 6 miles northeast of Swansea city centre. In 2011, the population was 7,503.

The immediate area provides good lines of communication via the main B4603 (which fronts the subject premises), B4291 and the A4067 carriageway, while the M4 Motorway (J45) is approximately 1.5 miles away in a southerly direction.

DESCRIPTION

The subject property comprises a substantial size two-storey, end-terraced mixed-use premises, measuring approximately **354.49 sq.m (3,815.73 sq. ft.)** in total, which is located along a prominent corner position within the popular village of Clydach, Swansea.

The subject premises is currently subdivided into two self-contained units, comprising a large corner retail unit arranged over the majority of the ground floor (occupied for use as a pharmacy store), with a return frontage along Heol Y Nant and Sybil Street. The remaining accommodation comprises a self-contained office suite, which can be accessed independently off the main pedestrian walkway fronting Heol Y Nant. The office accommodation benefits from a ground floor reception area and an adjoining private office room, which also provides internal access over the remaining upper floors.

We note that the ground floor retail unit is currently occupied and let to Welchem Ltd (T/A Central Pharmacy) for a term of 5 years from 22nd September 2022, producing a current rent passing of £11,500 per annum (exclusive). The Lease also has provisions for a tenant only break clause at the end of the 3rd year (22nd September 2025), which is subject to 6 months prior written notice. As time is of the essence in respect of this break clause, it would appear that the Tenant’s right to exercise this break has since expired.

The remaining accommodation appears to be vacant, which was previously occupied for use as professional offices, trading as Trevor Thomas Scott & Jenkins Solicitors. The first floor accommodation benefits from a small waiting area, which is supported by five office rooms, a staff kitchen, ladies and gents w.c. facilities and an archive room. The second floor/ attic area, which can be accessed off the internal corridor also benefits from a second archive room, with restricted headroom in part.

No parking is available on site but we do advise that the immediate vicinity benefits from adequate on street parking comprising a mixture of public and time restricted parking bays.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 180.15 sq.m (1,939.13 sq. ft.)

Retail Unit

with a return frontage along the corner of Heol Y Nant and Sybil Street, with a stepped entrance comprising the following.

Sales Area: 131.35 sq.m (1,413.85 sq. ft.)

Internal Width (Max): 10.87m (35'8")
Ancillary: 48.80 sq.m (525.28 sq. ft.)
which briefly comprises the following.

Store Area: 3.37m x 1.58m

Staff Kitchen: 2.11m x 4.98m

Staff W.C. Facilities

Dispensary: 5.47m (max) x 4.17m

Offices
accessed independently off the main pedestrian walkway fronting Heol Y Nant, which briefly comprises the following.

Reception: 3.02m x 3.43m
with stairs to first floor, door to.

Private Office: 2.91m (max) x 3.08m

FIRST FLOOR

Net Internal Area: 149.64 sq.m (1,610.72 sq. ft.)

Reception/ Waiting Area: 4.30m x 3.15m
with stairs leading to the ground floor entrance foyer, access to.

Receptionist Room: 2.22m x 3.02m

Central Corridor: 3.67m x 11.90m
with stairs leading to the second floor, doors to.

Office 1: 3.50m x 3.80m

Office 2: 3.50m x 3.50m

Office 3: 3.50m x 3.50m

Staff Kitchen: 3.24m x 3.67m (max)

Staff W.C. Facilities
comprising separate ladies and gents w.c. facilities

Office 6: 6.21m (max) x 4.13m (max)

Archive Room: 3.14m x 4.10m

SECOND FLOOR

Net Internal Area: 24.70 sq.m (265.92 sq. ft.)

Archive Store: 2.25m x 10.98m
With restricted headroom.

RATES

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

Central Pharmacy: £12,750
Ground (Part) & First Floor: £12,000

The Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2024-25 the multiplier will be 0.562.

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.

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TERMS & TENURE

The subject premises is available Freehold, subject to the following occupational leasehold agreement in respect of the retail unit situated over the majority of the ground floor.

Tenant: Welchem Ltd

Rent: £11,500 per annum

Term: 5 years from 22nd September 2022

The Lease also has provisions for a tenant only break clause at the end of the 3rd year (22nd September 2025), which is subject to 6 months prior written notice. As time is of the essence in respect of this break clause, it would appear that the Tenant's right to exercise this break has since expired.

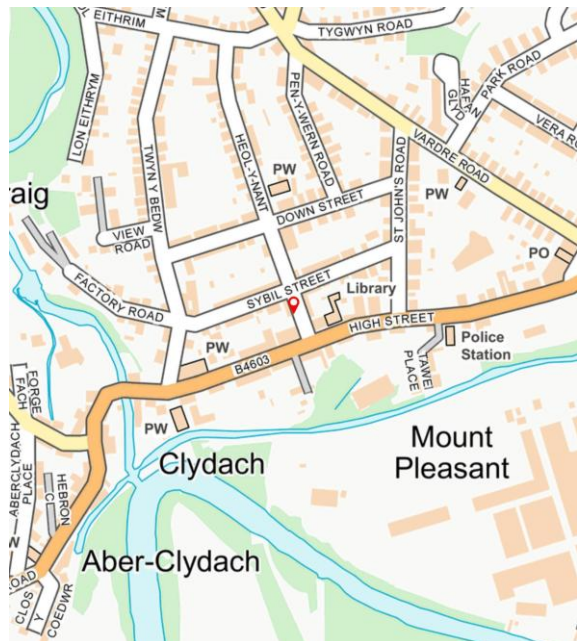
VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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.

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Office 6 (First Floor)



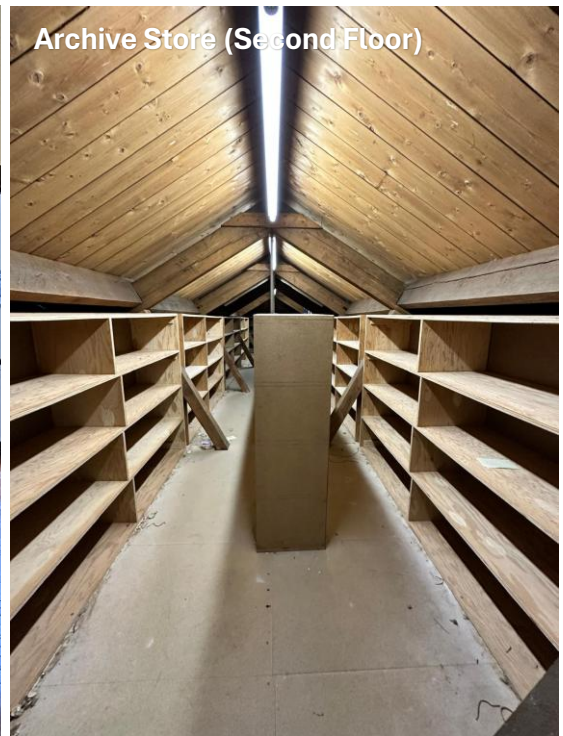
Reception Area (First Floor)



Central Corridor (First Floor)



Archive Store (Second Floor)



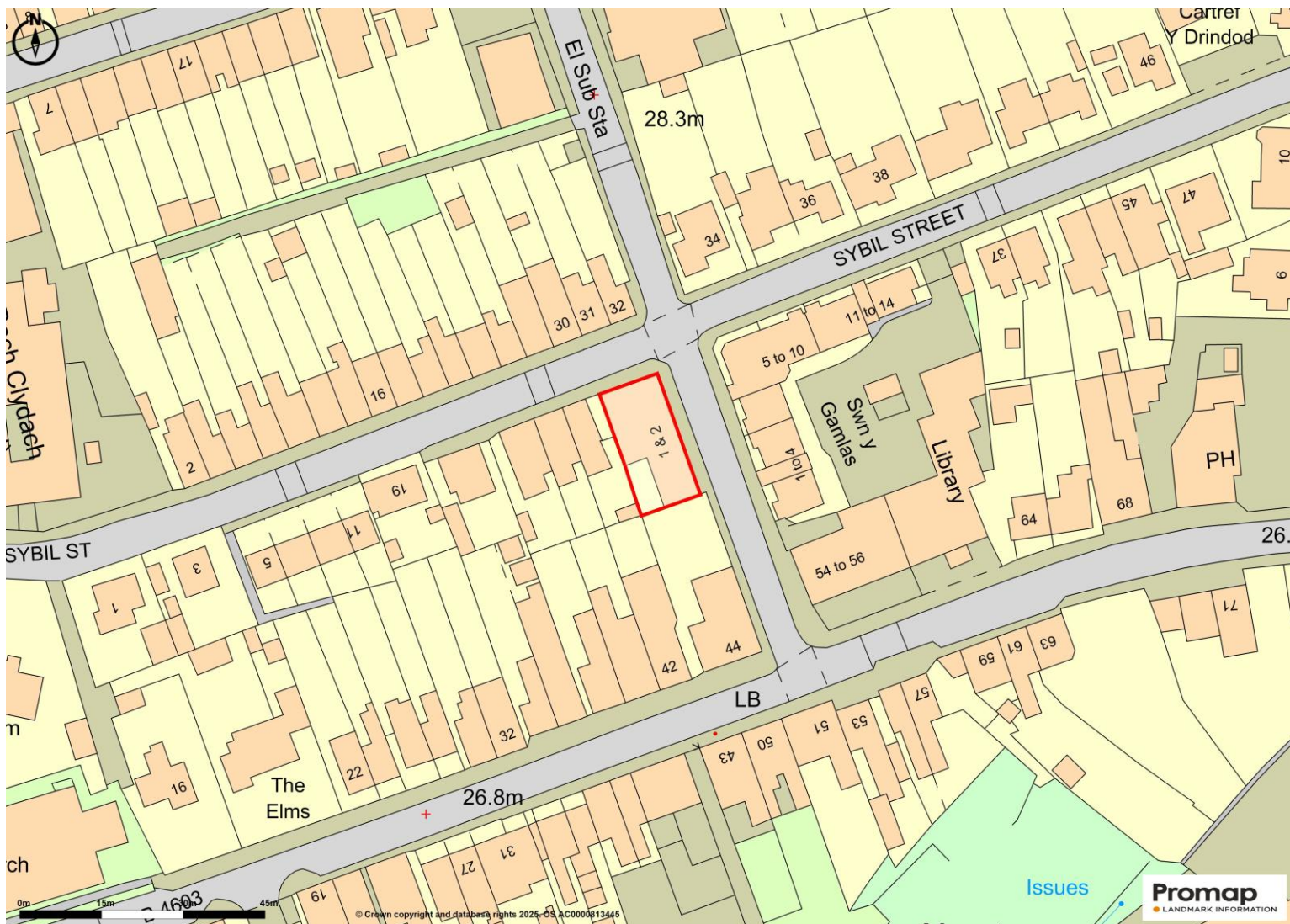
Sales Area (Pharmacy)



Office 1 (First Floor)



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Street View (Heol Y Nant)



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