

**FOR SALE**

**A1 RETAIL**

**34 High Street, Clydach, Swansea, SA6 5LG**



- TWO STOREY RETAIL UNIT OCCUPEID FOR USE AS AN OPTICIANS
- NET INTERNAL AREA – 72.16 SQ.M (776.73 SQ. FT.)
- ESTABLISHED HIGH STREET POSITION WITHIN THE PRIME RETAIL AREA OF CLYDACH
- EASE OF ACCESS TO MAIN TRASPORT LINKS AND LESS THAN 2 MILES FROM M4 MOTORWAY (J45)

**OFFERS IN THE REGION OF**  
**£85,000**

LOCATION

The subject premises is located along the primary retail area and main thoroughfare, fronting High Street within the popular village of Clydach.

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 two storey, semi-detached commercial premises, measuring approximately **72.16 sq.m (776.73 sq. ft.)** in total, which is located along a prominent main road position within the popular village of Clydach, Swansea.

We note that the subject premises is currently occupied for use as an opticians, which is currently fully fitted and equipped for its intended use but will be offered for sale with full vacant possession.

The subject premises comprises a relatively open main sales area, benefitting from a shop depth of approximately 6.62m, which can be accessed off the main pedestrian walkway via a single personnel door and a small window display over the front elevation. The main sales area is also supported by ancillary accommodation to the rear, comprising a single consultation room, a staff kitchen area and a single toilet cubicle.

The remaining accommodation, which can be accessed internally over the main sales area, comprises ancillary storage/ office accommodation which includes a total of three rooms and additional w.c. facilities.

A large enclosed garden area is also available to the rear, which is arranged over a split level and laid with grass in the majority. We note that no designated parking facilities are available on site as the land to the rear is inaccessible from a vehicular access point. However, we advise that the rear can garden can be accessed from the pedestrian walkway to the front via a small walkway to the left hand side of the main building.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

GROUND FLOOR

Net Internal Area	50.26 sq.m	(540.99 sq. ft.)
Sales Area:	30.40 sq.m	(327.22 sq. ft.)
Shop Depth	6.62m (21'9")	
Internal Width	4.94m (16'3")	
Ancillary:	19.86 sq.m	(213.77 sq. ft.)
<i>which briefly comprises the following</i>		
Consultation Room:	3.49m x 2.59m	
Staff Room:	2.59m x 3.48m	
W.C. Facilities		

FIRST FLOOR

Net Internal Area:	21.90 sq.m	(235.73 sq. ft.)
Store Room 1:	2.19m x 2.83m	
Store Room 2:	2.68m x 3.94m	
Store Room 3:	1.97m x 2.62m	
W.C. Facilities		

RATES

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

Rateable Value (2023):     **£4,550**

From April 2018 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 therefore advise that the subject premises is eligible for 100% small business rates relief (subject to meeting 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](http://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, to be sold with vacant possession.

VIEWING

By appointment with Sole Agents:

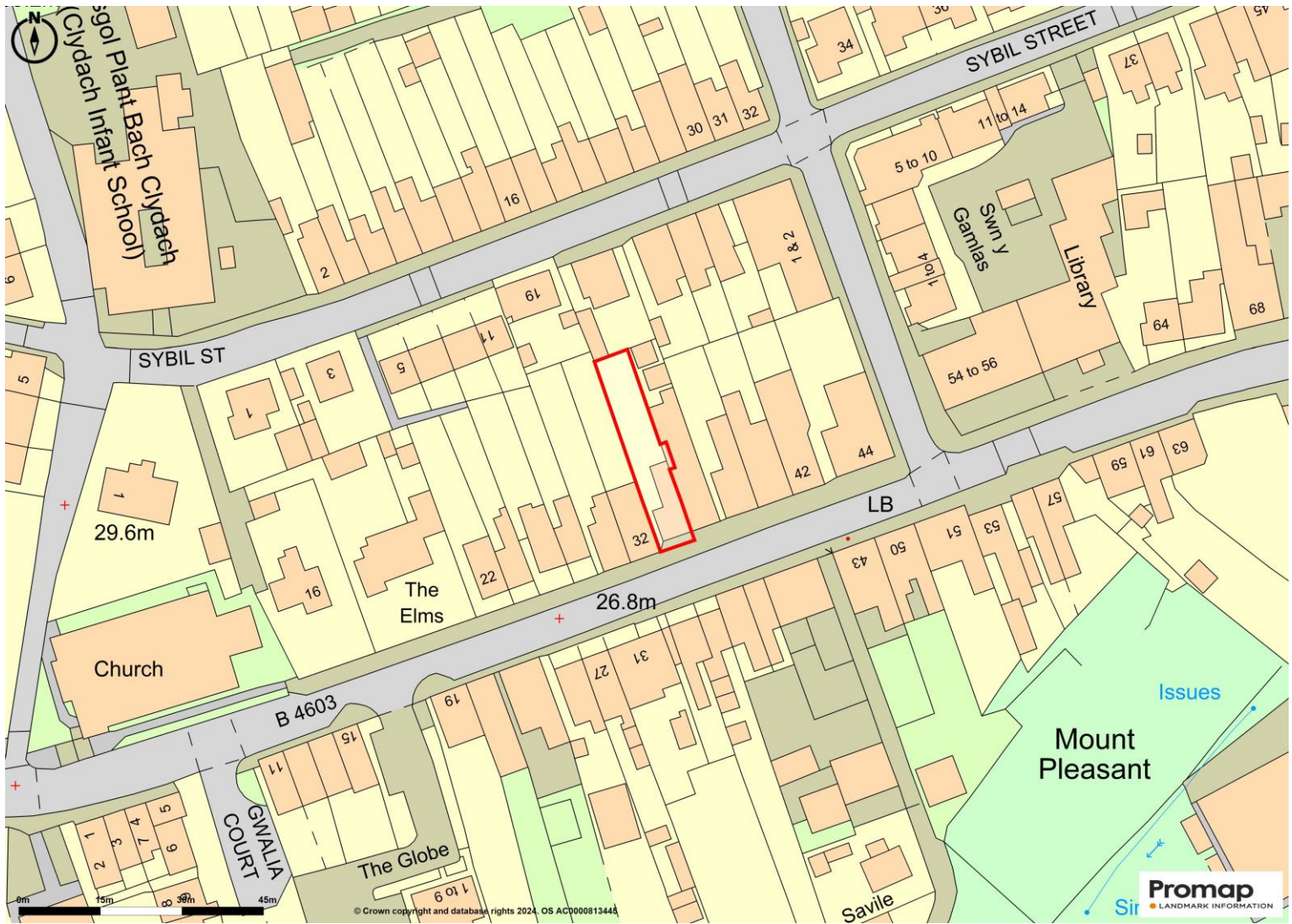
**Astleys Chartered Surveyors**  
Tel: 01792 479 850  
Email: [commercial@astleys.net](mailto:commercial@astleys.net)



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