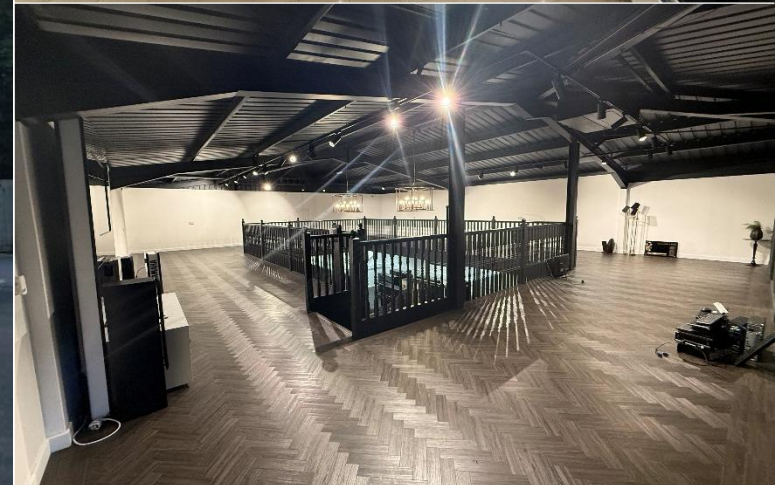


FORMER COACH HOUSE PIANOS SHOWROOM

878 CARMARTHEN ROAD | SWANSEA | SA5 8HR

HUNT & THORNE
CHARTERED SURVEYORS



SHOWROOMS FOR SALE

- HIGHLY PROMINENT ROADSIDE SHOWROOM BUILDING
- MODERN DEVELOPMENT WITH PART AIR CONDITIONING
- 12 SECURE CAR PARKING SPACES
- OPPORTUNITY TO ACQUIRE ADJOINING BUILDING
- FREEHOLD
- 377.05 SQ M (4,176 SQ FT)
- OFFERS IN THE REGION OF £650,000

LOCATION

The property is extremely prominently located fronting the busy A483 Carmarthen Road, close to the junction with Ravenhill Road and Station Road, approx. 4 miles northwest of the city centre. J47 of the M4 is located 3 miles to northwest.

Prominent occupiers in the immediate vicinity include Tesco Express, Lextan, Subway, Morrisons Daily, City Plumbing Supplies, Howdens, Johnstone's Decorating Centre and The Marquis Arms.

Swansea is the second largest city in Wales and located approximately 40 miles west of Cardiff and 190 miles west of London. The city benefits from excellent road communications, being situated approximately 5 miles to the south of the M4 motorway, with direct access via Junctions 42 to 47. This road communication is further enhanced by the A465 (Heads of the Valleys Road), leading to Merthyr Tydfil, Heads of the Valleys and the Midlands.

Swansea mainline rail station provides direct services to both Cardiff and London (Paddington). Cardiff Airport is located 37 miles to the east of Swansea and Bristol Airport is located 85 miles to the southeast. The region has a population of 244,500, with an estimated 549,000 people within 30-minute drive time. Swansea benefits from two universities and large-scale employers include DVLA, Amazon, HM Land Registry and Owens Road Services.

DESCRIPTION

A detached modern steel portal frame building, with feature facing brick two storey front elevation, providing two feature showroom windows, either side of a glazed double entrance door. The remaining part of the property is alloy cladding to the walls and roof.

To the right of the building and to the rear exists loading and car parking for 12 vehicles. A further building exists to the left hand side of the property, which could be used for expansion or to demolish for extra car parking (stanc). This is available by separate negotiation.

The property has the following features:

- Two ground floor showrooms.
- Open first floor balcony overlooking rear showroom.
- Partial air conditioning.
- Ground and first floor office accommodation.
- 12 car parking spaces.
- Main road location.
- Freehold.

ACCOMMODATION

TOTAL: 377.05 sq m (4,176 sq ft)

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VAT

All prices are quoted excluding VAT. Our client reserves the right to charge VAT on all payments.

RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office web site that the property has a rateable value of £39,500 from 1st April 2026.

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

Interested parties asked to verify this information, by making direct contact with the local rating authority.

TENURE

Freehold.

ASKING PRICE

Offers in the region of £650,000.

EPC

To be provided.

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 joint letting agents Hunt & Thorne Chartered Surveyors and Colliers.

MATTHEW SIMS

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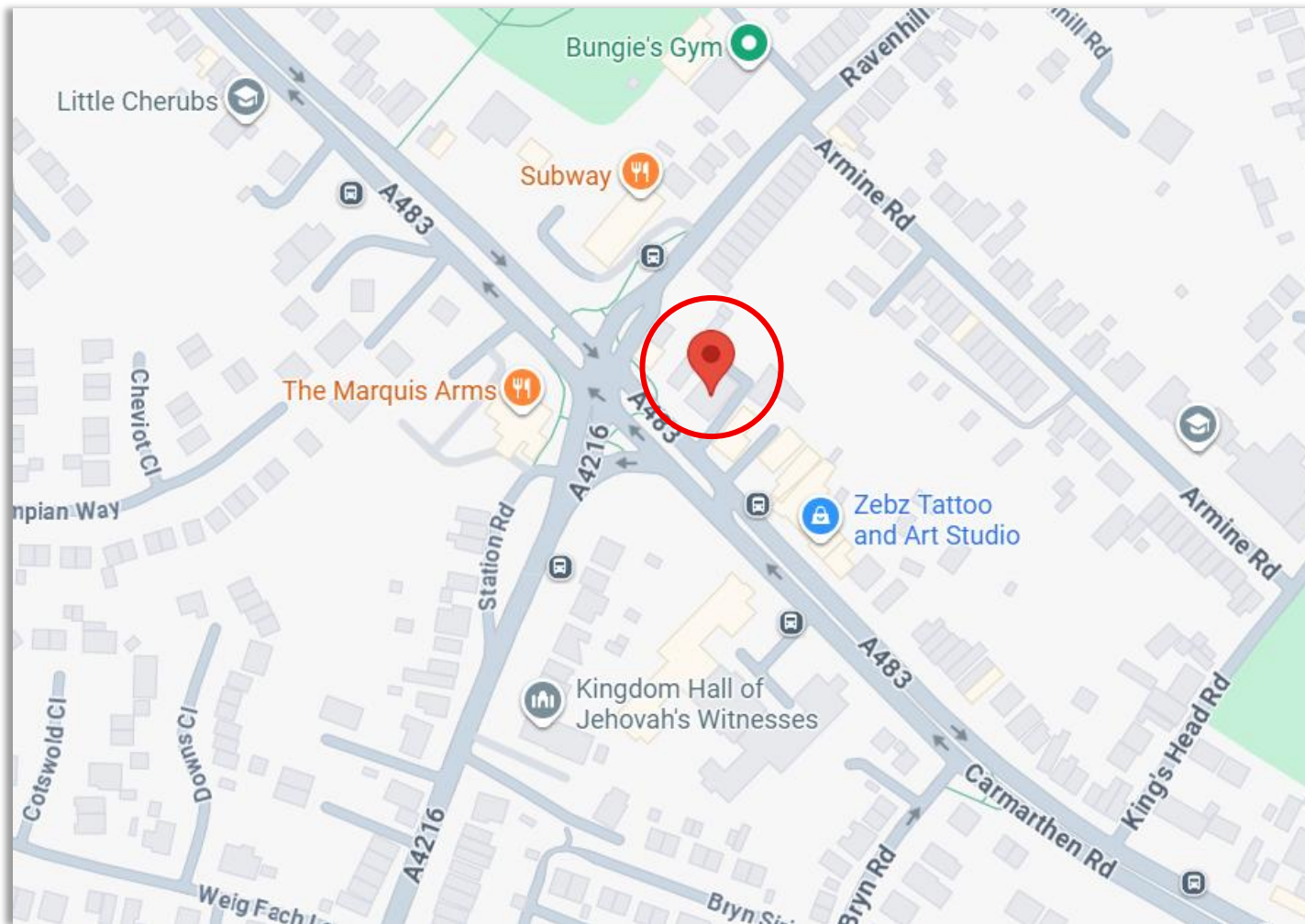
COLLIERS

Alex Van Den Bogerd
Alex.VanDenBogerd@colliers.com
07902 702882

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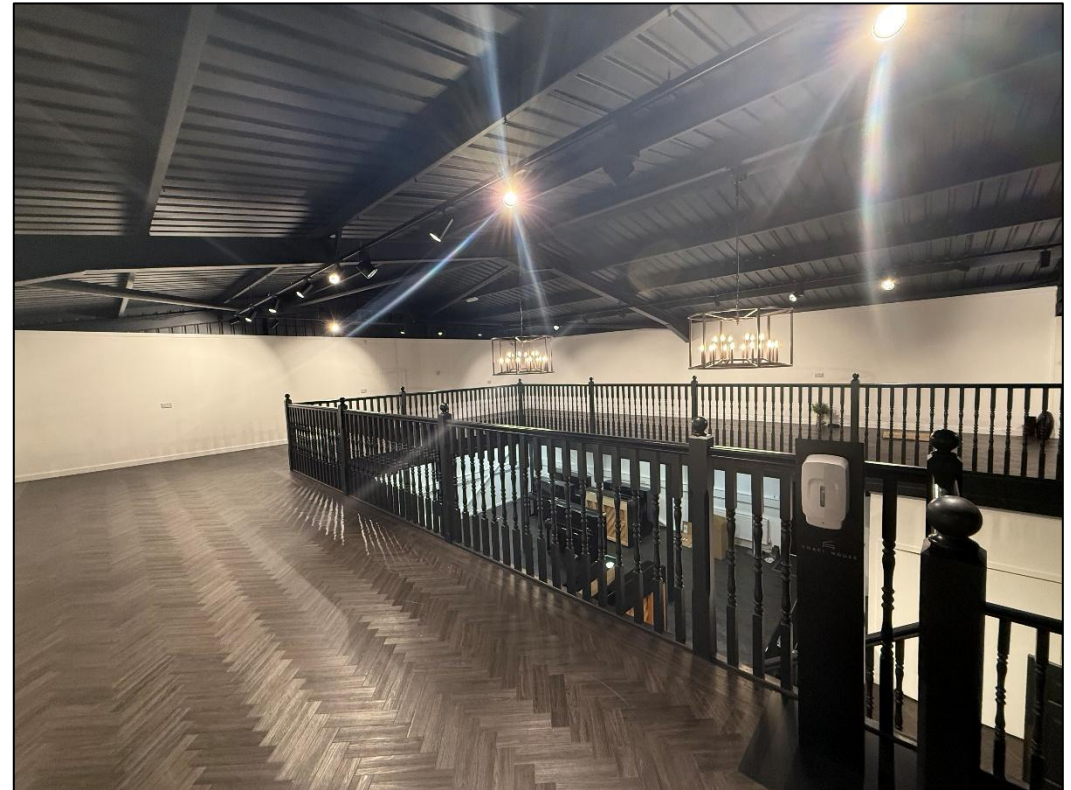
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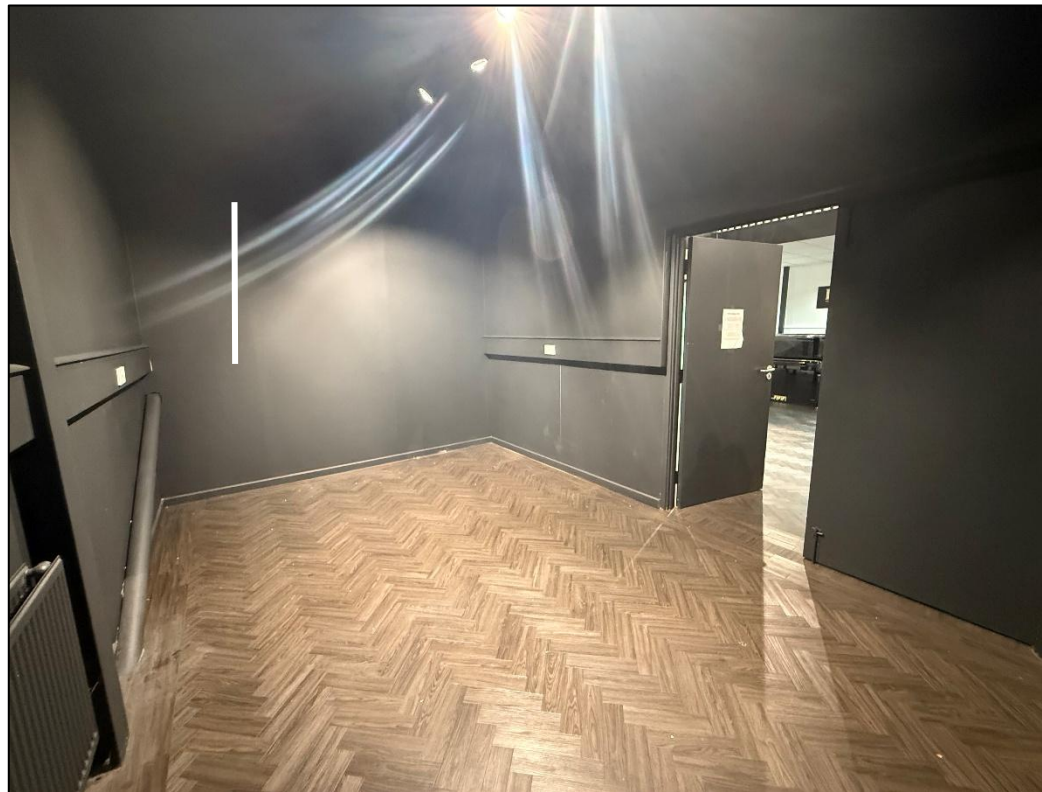
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