

FOR SALE
WORKSHOP/ STORAGE

Unit at Weavers Yard, Approach Road, Manselton,
Swansea, SA5 8NL



- LARGE END TERRACED COMMERCIAL UNIT PREVIOUSLY OCCUPIED FOR USE AS A MARTIAL ARTS TRAINING CENTRE/ DOG GROOMERS
- GROSS INTERNAL AREA: 262.38 SQ.M (2,824.25 SQ. FT.) ARRANGED OVER TWO FLOORS
- FORMS PART OF A MUCH LARGER MULTI-OCCUPIED COMPOUND WITH SHARED PARKING FACILITIES
- EASE OF ACCESS TO SWANSEA CITY CENTRE (1.2 MILES)

OFFERS IN THE REGION OF
£165,000

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LOCATION

The subject property is location within a small industrial/commercial estate located off Approach Road in the Manselton and Cwmbwrla area of northern Swansea. It lies in a mixed-use zone with workshops, stores and light industrial units close to local businesses and services, just off a local distributor road a short distance north of Swansea city centre and south of the Cwmda retail park area.

The estate includes a range of units occupied by motor factors, car parts suppliers, taxi services and small workshops, and is easily accessed from surrounding residential neighbourhoods and local roads linking to the wider Swansea urban area.

Approach Road links with nearby local distributor roads, allowing straightforward access into Swansea city centre and the wider urban area. From the immediate vicinity there are convenient connections to the A483 trunk road, which runs north to south through Swansea and onward links to the M4 motorway at Junctions 45–47 (3-4 miles).

DESCRIPTION

The subject premises comprises an end terraced two storey former industrial/ workshop unit, measuring approximately **262.38 sq.m (2,824.25 sq. ft.)** in total, which is situated within a popular mixed-use location along the outskirts of Swansea city centre.

We note that the buildings appear to form part of a much larger compound (known as Weavers Yard), which accommodates a range of independent units including workshops, stores, offices and small shops occupied by local businesses such as motor factor and car parts suppliers, dog groomers, etc. within a site area which appears to be exceed circa one acre.

It would appear that only the building forms part of the demise proposed to be sold, which also includes the use of the external parking area that is shared with the various neighbouring occupiers.

The subject premises can be accessed directly off the main elevation to the front, which leads onto a small entrance foyer and stairwell. The ground floor accommodates an open plan area to the left, which we have been advised was previously occupied for use as a kick boxing training area, while the remaining ground floor comprises a much smaller area previously occupied for use as a dog groomers, supported by an additional toilet cubicle.

The first floor accommodation, which is generally of a similar layout to the ground floor, comprises a similar open plan area over the left hand side, which was again previously utilised as a gymnasium/ training area, together with a smaller office area, staff kitchen, w.c. facilities and store room along the right hand section of the building.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

GROUND FLOOR

Net Internal Area: 133.43 sq.m (1,436.24 sq. ft.)

Entrance Foyer
with stairs to first floor, doors to.

Training Area/ Gym 13.75m x 5.27m

W.C. Facilities
comprising a single toilet cubicle.

Store Room: 3.79m x 3.98m
with access to.

Dog Groomers: 5.50m x 5.34m
with independent access off the main elevation to the front.

Plant Store: 2.70m x 1.75m
accessed externally along the northern elevation.

FIRST FLOOR

Gross Internal Area: 128.95 sq.m (1,388.03 sq. ft.)

Landing
with stairs to ground floor, doors to.

Gym: 13.75m x 5.40m

Office: 3.96m x 5.69m
with access to.

Staff Kitchen: 3.27m x 3.20m
with doors to.

W.C. Facilities
comprising a single toilet cubicle.

Store/ Office: 2.35m x 3.09m

RATES

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

Ground Floor (Unit 2): £4,650

First Floor (Unit 2): £4,300

From 1st April 2026, there are three multipliers which may apply to a property in Wales. The provisional multipliers announced for 2026-27 are as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.
- A standard multiplier of 0.502, applicable to most other properties.
- A higher multiplier of 0.515, applicable to properties with a rateable value above £100,000.

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

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

TERMS & TENURE

The premises is available Freehold with vacant possession.

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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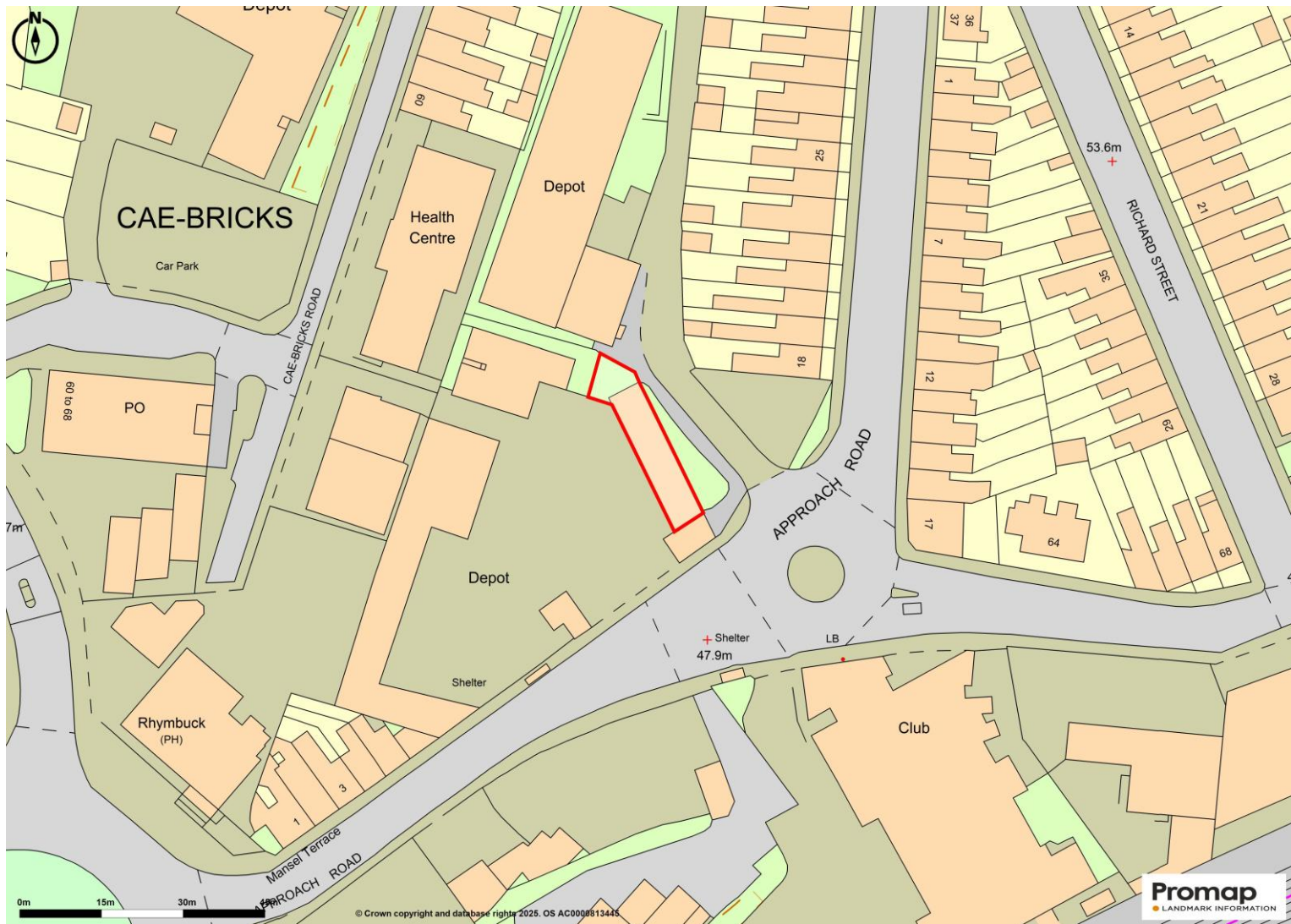
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