

FOR SALE

A1 RETAIL – GOING CONCERN

Brynhyfryd Launderette, 14 Cwm Level Road,
Brynhyfryd, Swansea, SA5 9DY



- A FULLY OPERATIONAL BUSINESS PREMISES COMPRISING A LONGSTANDING LAUNDERETTE
- NET INTERNAL FLOOR AREA – 66.80 SQ.M (719.03 SQ. FT.)
- PROMINENT POSITION ALONG A BUSY MAIN ROAD THOROUGHFARE WITHIN AN ESTABLISHED RESIDENTIAL CATCHMENT AREA
- OWNER OCCUPIER OPPORTUNITY INCLUSIVE OF GOODWILL, FIXTURES AND FITTINGS

OFFERS IN THE REGION OF
£75,000

Brynhyfryd Launderette, 14 Cwm Level Road, Brynhyfryd, Swansea, SA5 9DY

LOCATION

The property is prominently situated fronting Cwm Level Road within the established residential suburb of Brynhyfryd, approximately 1.5 miles north of Swansea City Centre.

Cwm Level Road forms part of the B4489, a well-used local thoroughfare linking Brynhyfryd with Landore and the wider Swansea area, benefiting from regular vehicular traffic and good levels of pedestrian footfall.

The immediate vicinity comprises predominantly residential terraced housing, together with a range of local amenities including convenience stores, educational facilities and community services, providing a strong and consistent local customer base.

The property occupies a visible roadside position within a small neighbourhood parade, with on-street parking available in the surrounding area.

DESCRIPTION

The property comprises an end-terraced single storey retail unit, which is currently occupied for use as a launderette, fronting Cwm Level Road within the popular suburb of Brynhyfryd.

Internally the premises comprises the main sales area with a shop depth of 7.14m, which can be accessed off the main pedestrian walkway to the front via a standard sales display window entrance. The main sales area is also supported by ancillary accommodation to the rear, comprising a higher eaves storage/ workshop unit, which also incorporates staff kitchen facilities and a utility area. Additional w.c. facilities are also available over the side elevation.

We note that the entire premises is currently occupied and trading as Brynhyfryd Launderette, which is fully fitted and equipped for its intended use. We therefore advise that the subject premises will be offered for sale as a going concern.

Brynhyfryd Launderette operates as a well-established local business, providing traditional self-service laundry and ironing services to the Brynhyfryd area and the wider Swansea region. The business benefits from a loyal customer base and regular repeat trade, typical of this type of essential service provision.

Accounting information and further details relating to the business will be made available to bona fide purchasers upon request.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Net Internal Area: 66.80 sq.m (719.03 sq. ft.)

Sales Area: 30.53 sq.m (328.62 sq. ft.)
accessed off the main pedestrian walkway to the front via a standard sales display window entrance.

Shop Depth: 7.14m (23'3")

Internal Width: 4.31m (14'1")

Ancillary: 36.27 sq.m (390.41 sq. ft.)
which briefly comprises the following.

Utility/ Staff Area: 3.54m x 7.39m
accessed directly from the rear of the main sales area, wit base unit incorporating sink drainer, plumbing for washing machine, etc. access to.

W.C. Facilities
comprising single toilet cubicle and small storage area.

Store Area: 4.05m x 1.75m

RATES

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

Rateable Value (2023): £5,400

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 subject premises is available Freehold with vacant possession.

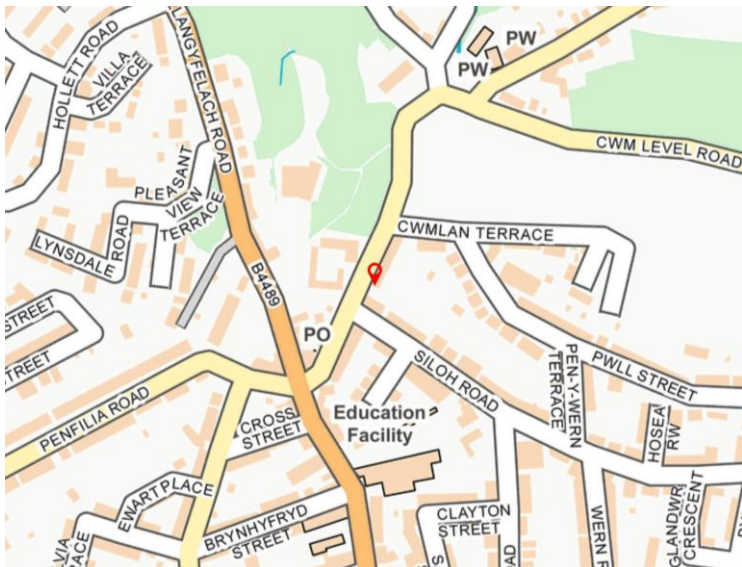
The Freehold interest in the adjoining terraced dwelling, No. 15 Cwm Level Road, is also available for purchase by separate negotiation, offering potential for combined residential and commercial acquisition. The property is held under a separate HM Land Registry title (Title No. WA716798). Further enquiries can be made via our Commercial Department or local Residential Sales Office (Swansea).

VIEWING

By appointment with Sole Agents:

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

Brynhyfryd Launderette, 14 Cwm Level Road, Brynhyfryd, Swansea, SA5 9DY



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.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.

Brynhyfryd Launderette, 14 Cwm Level Road, Brynhyfryd, Swansea, SA5 9DY



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.

Astleys is the licensed trading name of Astleys Samuel Leeder which is a limited liability partnership registered in England and Wales. Our registered office is at Raglan House, Charter Court, Phoenix Way, Enterprise Park, Swansea, SA7 9DD. Tel: 01792 479 850. Email: commercial@astleys.net. Website: www.astleys.net.