

UNIT 19 CLARION COURT

CLARION CLOSE | ENTERPRISE PARK, SWANSEA | SA6 8RF

**HUNT &
THORNE**
CHARTERED SURVEYORS



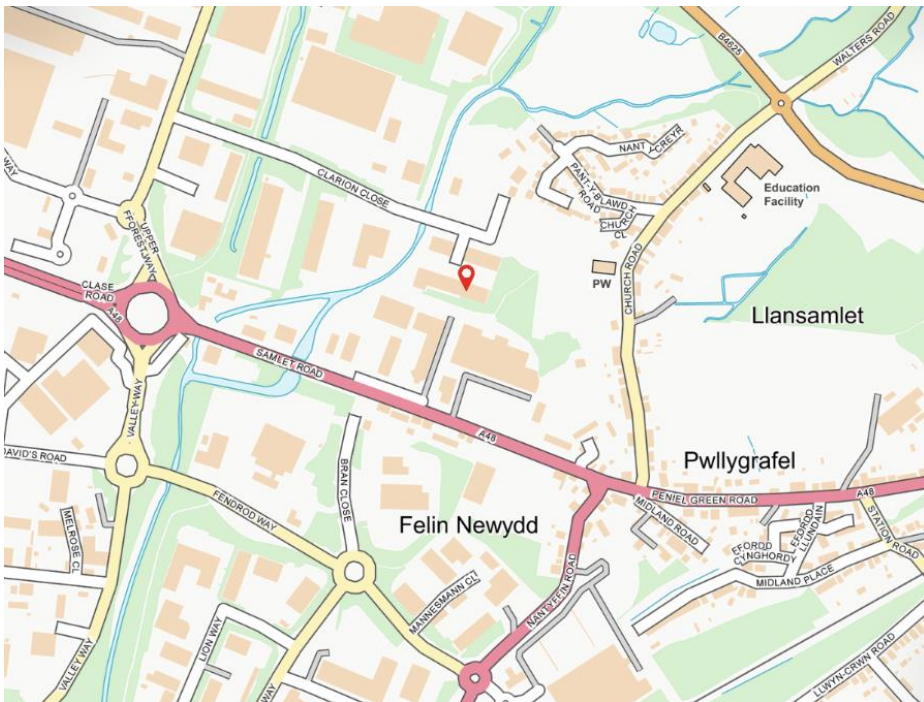
INVESTMENT FOR SALE

- LIGHT INDUSTRIAL/TRADE COUNTER COMPRISING 3,200 SQ FT
- INVESTMENT OPPORTUNITY
- ESTABLISHED TRADE COUNTER/COMMERCIAL LOCATION
- CURRENT ANNUAL INCOME £21,440PAX, LET UNTIL MARCH 2026
- OFFERS IN THE REGION OF £320,000

LOCATION

Located at the end of Clarion Close, which is a cul-de-sac off Upper Fforest Way, one of the main arterial routes into the Enterprise Park, Swansea. J45 of the M4 motorway is only 1.5 miles from the property.

Prominent occupiers in the immediate vicinity include Bookers, Asda, Burger King and Selco.



DESCRIPTION

An established trade counter location, which also includes various commercial occupiers. The court comprises of three terrace elevations surrounding a central courtyard, providing car parking and a loading area. The buildings are of standard steel portal frame construction, with walls of part brick / breeze block and alloy cladding.

ACCOMMODATION

Total:	297 SQ M	3,200 SQ FT
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RATEABLE VALUE

£9,800

UBR for Wales 2024/25 is 0.562p in the £.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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LONG LEASEHOLD

We are advised that the property is held on a Long Leasehold for a term of 125 Years from 30 January 1990 at a peppercorn rent (fixed for the term).

TENANCY

A new FRI lease to DTR Medical Limited is in place to expire on the 24 March 2026 at a rent of £21,440 pax

ASKING PRICE

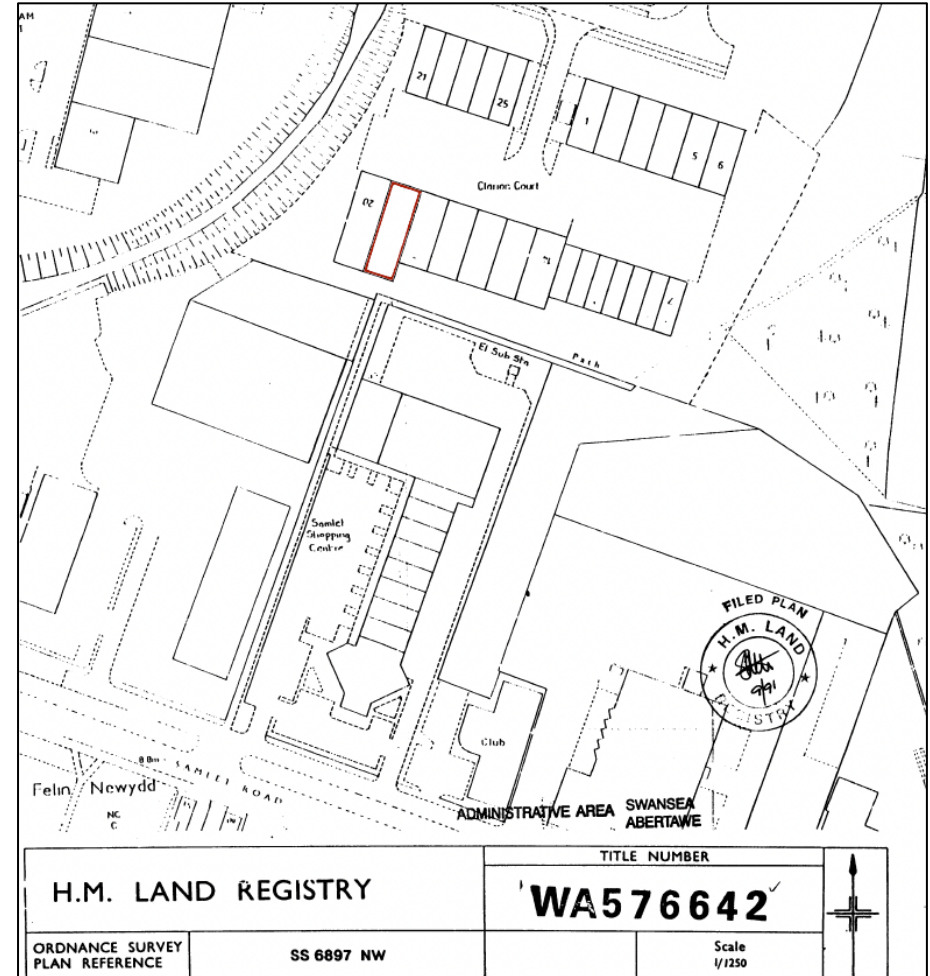
Offers in the region of £320,000.

VAT

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

LEGAL COSTS

Each party to pay their own legal costs on this transaction.



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