

# UNIT 4 PHOENIX BUSINESS PARK

LION WAY | ENTERPRISE PARK, SWANSEA | SA7 9FZ

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



**TRADE COUNTER/INDUSTRIAL**

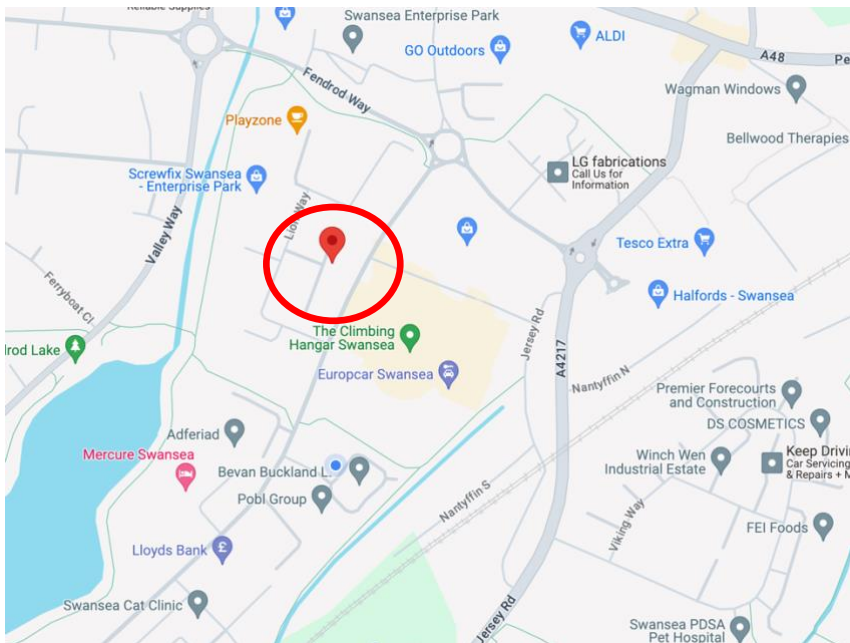
**FOR SALE**

- 202.31 SQ M (2,178 SQ FT)
- ESTABLISHED TRADE COUNTER/COMMERCIAL LOCATION.
- LONG LEASEHOLD
- CLOSE TO J44 & 45 OF THE M4.
- OFFERS IN THE REGION OF £152,000

## LOCATION

The property is located on the established Lion Way Business Park, which is a mixed Office, Trade Counter and Industrial development, located in the heart of the Swansea Enterprise Park. Good communications are provided to J44 and 45 of the M4 motorway.

Prominent occupiers in the immediate vicinity include Greggs, Screwfix, Poundstretcher, Home Bargains and Oak Furniture.



## DESCRIPTION

A modern terrace steel portal frame building, clad with alloy sheeting. The building has a mezzanine floor to almost the whole ground floor area. This is open manufacturing / storage space with two inner offices. Ground floor comprises of a feature showroom with rear storage and workshop.

## ACCOMMODATION

<b>GROUND FLOOR:</b>	202.31 SQ M	2,178 SQ FT
<b>MEZ:</b>	182.62 SQ M	1,966 SQ FT

## RATEABLE VALUE

£7,600

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 C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

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## TENURE

The property is held Long Leasehold for a term of 125 years from 25th March 1984. The current ground rent is £1,039 pax. The ground rent is reviewed every 5 years

## SERVICE CHARGE AND BUILDING INSURANCE

The purchaser to pay a service charge to the management company for the external part for the estate and the building insurance premium.

## SALE

Offers in the region of £152,000

## EPC

Rating - C

**2142-5046-9331-5645-4348**

## 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.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

## MATTHEW SIMS

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## JASON THORNE

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APRIL 2024

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