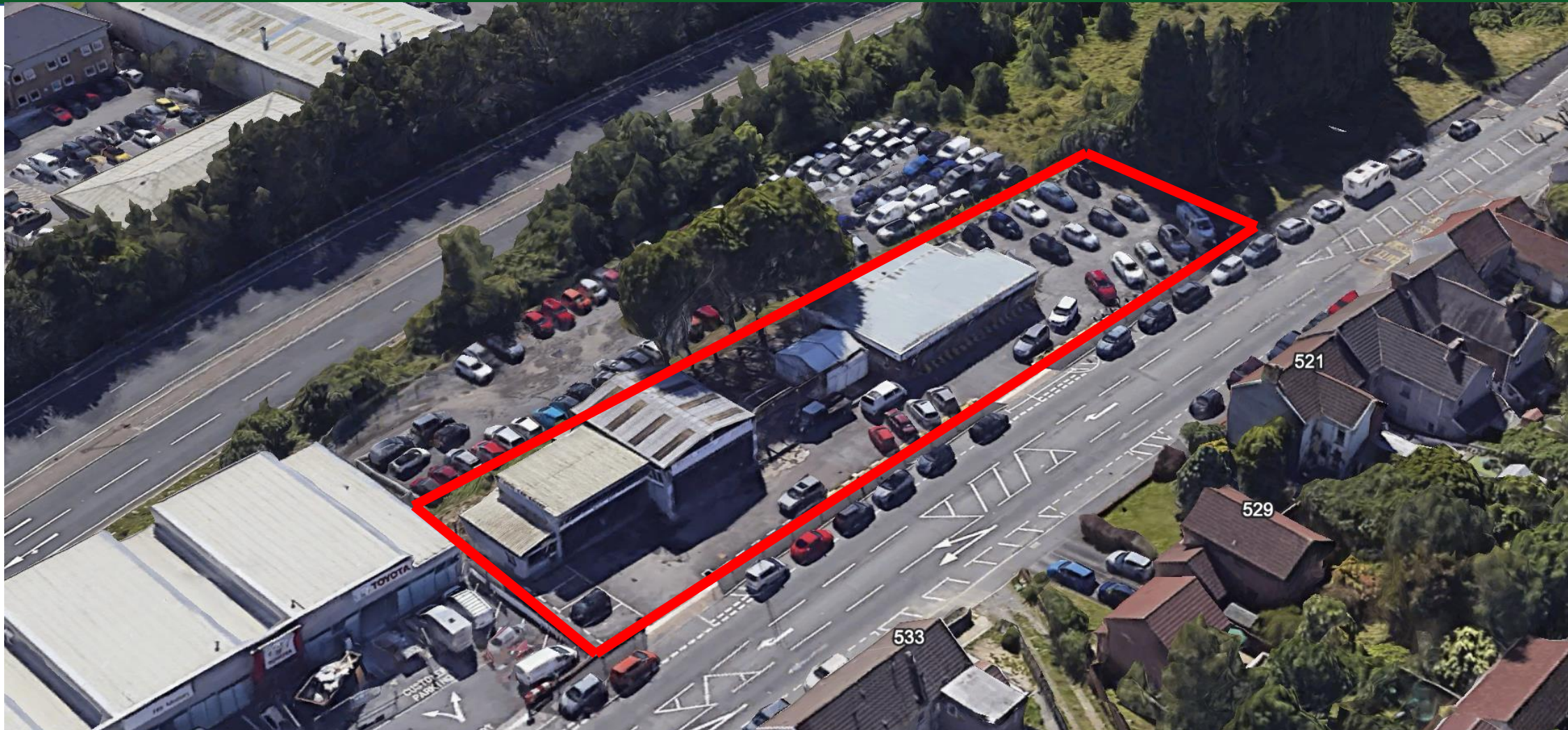


BOND CAR SALES PREMISES

NEATH ROAD | SWANSEA | SA6 8HL



SHOWROOM/WORKSHOP

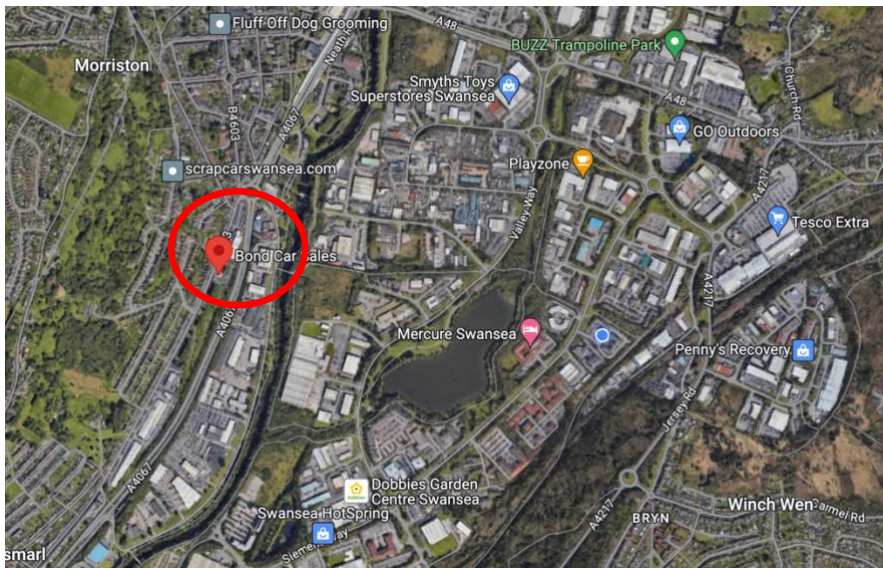
FOR SALE

- PROMINENT CAR SHOWROOM AND WORKSHOP
- EXTERNAL CAR SALES AREA
- FREEHOLD
- CLOSE TO J44 & 45 OF THE M4.
- OFFERS IN THE REGION OF £695,000

LOCATION

The property is located in a prominent position, fronting Neath Road, within one of the main car dealership locations in Swansea. Neath Road runs parallel to the Ffordd Cwm Tawe dual carriage way, the main access road linking J45 of the M4 motorway to Swansea City centre. The site is located to the south of Morryston and to the western side of the Swansea Enterprise Park.

Prominent occupiers in the immediate location include FRF Toyota Swansea, Bassetts Nissan Swansea, FRF Vauxhall Swansea, FRF Mazda Swansea and The Car Warehouse.



DESCRIPTION

The site amounts to just under half an acre and comprises of a detached showroom and office accommodation, with car sales area location to the front and either side of the building. To the left of the site is a double bay workshop facility.

ACCOMMODATION

SHOWROOM/OFFICE:	228.73 SQ M	2,462 SQ FT
DOUBLE WORKSHOP	230.95 SQ M	2,500 SQ FT
TOTAL:	459.68 SQ M	4,962 SQ FT

RATEABLE VALUE

We have been informed by the valuation office that the property has a rateable value of £35,000.

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

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

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

We have been informed that the property is held Freehold.

SALE

Offers in the region of £695,000

EPC

To be provided.

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 selling agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

JASON THORNE

jason@huntandthorne.com

07387 188482

AUGUST 2024



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

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