UNIT 14 BEAUFORT COURT

BEAUFORT ROAD I PLASMARL I SWANSEA I SA6 8JG

HUNT & THORNE
CHARTERED SURVEYORS

FOR SALE

VACANT POSSESSION

- TERRACED INDUSTRIAL UNIT WITH FORECOURT PARKING
- ESTABLISHED COMMERCIAL LOCATION ON THE EDGE OF SWANSEA ENTERPRISE PARK, APPROX 2 MILES FROM JCT 45 M4
- 249 SQ M (2,680 SQ FT)
- LONG LEASEHOLD WITH VACANT POSSESSION
- OFFERS IN THE REGION OF £170,000
- SUITABLE FOR OWNER OCCUPIERS OR INVESTORS

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01792 776600
huntandthorne.com

LOCATION
The property is located on Beaufort Road, a busy and established commercial area 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.

DESCRIPTION
A modern terraced steel portal frame building clad externally with corrugated sheeting and facing brick elevations. Minimum Eaves Height 5.5 Metres (max 6m).

Roller shutter and separate pedestrian access at the front of the building via the forecourt and loading area.

Accommodation:
Ground Floor: 249 sq m (2,680 sq ft)

RATEABLE VALUE
We have been informed via an enquiry on the Valuation Web Site the property has a rateable value of £10,750. UBR for Wales 2021/22 is 0.535p in the £.

EPC – To be provided.

ESTATE SERVICE CHARGE
A service charge is payable in respect of the common areas, including estate road, of the Estate (Beaufort Court) of which the property forms part. Current service charge TBC

TENURE
The property is held Long Leasehold for a term of 125 years (less 10 days) from 29th November 1985. The current ground rent is £1,382 pa.

PRICE
Offers in the region of £170,000

Suitable for an owner occupier, or investor seeking to let the property and produce an income. We anticipate a rental of £16,000pax would be achieved.

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

WILL HUNT
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February 2022

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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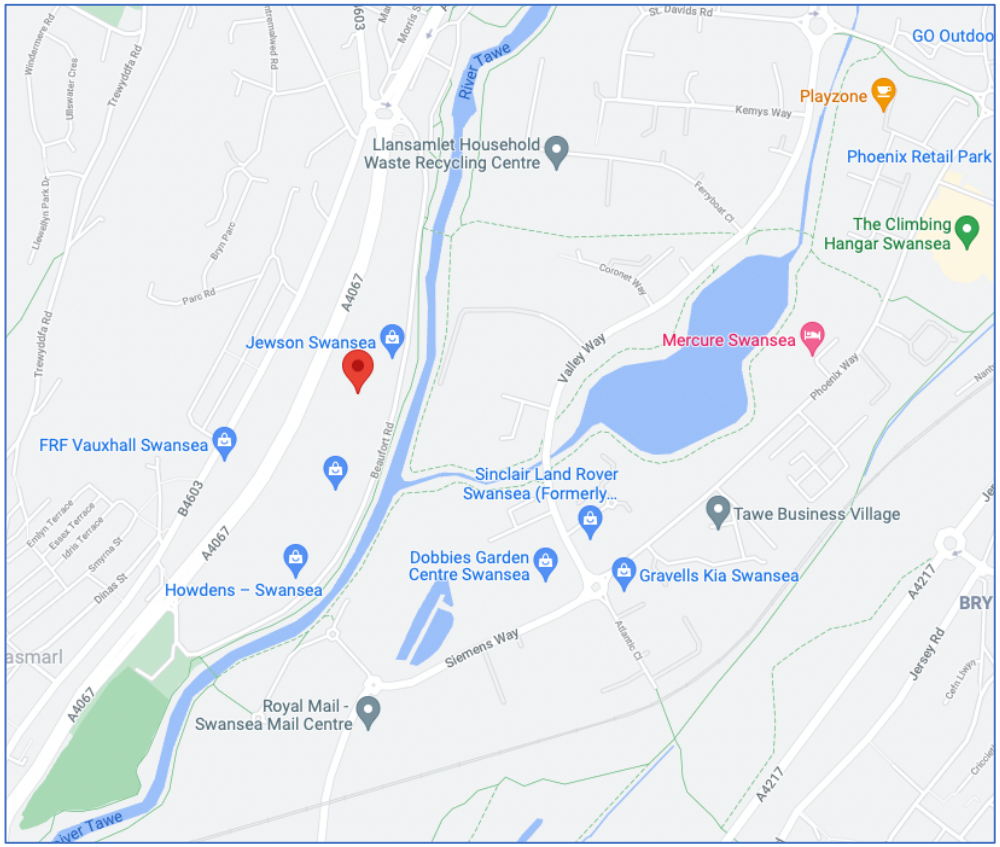

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISTITION

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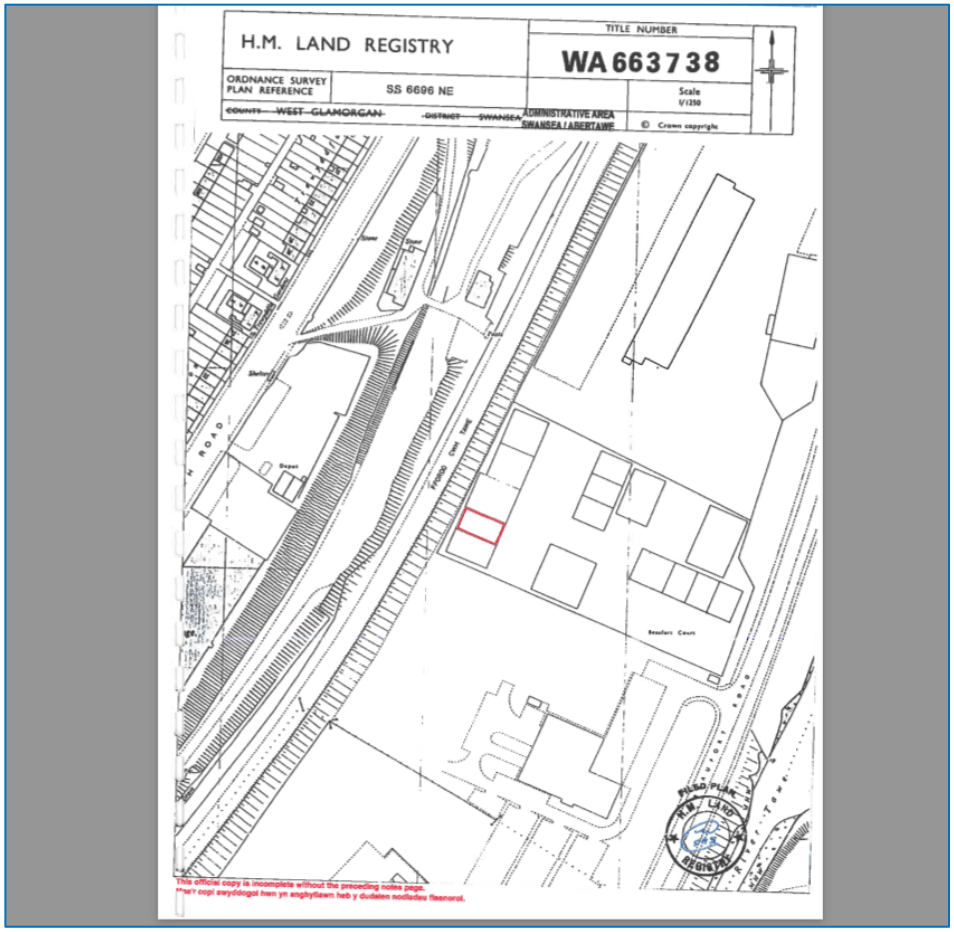

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