UNIT 7 BEAUFORT COURT

BEAUFORT ROAD | PLASMARL | SWANSEA

HUNT & THORNE
CHARTERED SURVEYORS



TRADE COUNTER/WAREHOUSE

FOR SALE

- TRADE COUNTER / WAREHOUSE
- LONG LEASEHOLD
- CLOSE TO J45 OF M4
- 405.05 SQ M (4,360 SQ FT)
- OFFERS IN THE REGION OF £285,000

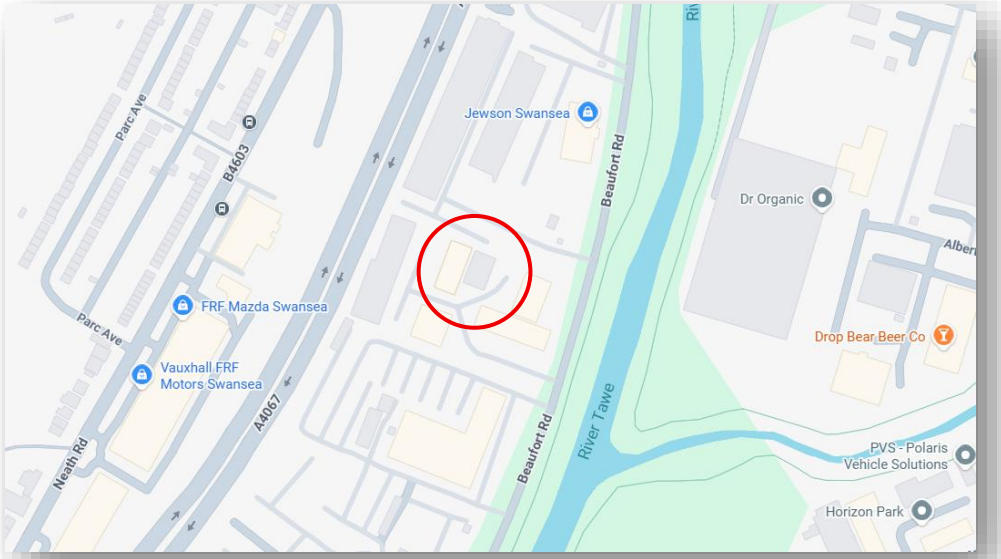
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LOCATION

The premises is located on the Beaufort Court estate, a trade counter / warehouse development forming part of the commercial area on Beaufort Road, Plasmarl, considered to be the extension of the Swansea Enterprise Park.

The site lies 3 miles north of Swansea City centre and 2 miles south of J45 of the M4 motorway. Prominent occupiers in the immediate area include City Plumbing, LBS Builders Merchants, Jewsons, Leather Sofa Company, Howdens and Days Ford.



DESCRIPTION

The property comprises of a detached steel portal frame building, clad with alloy sheeting to part walls and roof. The lower part of the walls are of breeze block and facing brick.

- Min eaves: 4.93 m
- Max eaves: 5.17 m

ACCOMMODATION

TOTAL:	405.05 sq m	(4,360 sq ft)

The premises comprises of an open plan warehouse, two offices and staff facility.
A mezzanine floor is available for separate purchase.

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office that the property has a Rateable Value of £19,000.

UBR for Wales 2026/27 is 0.502p in the £

Interested parties are asked to verify the information provided.

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1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

TENURE
The property is available Long Leasehold, for an original term of 125 years (less 10 days) from 29th November 1985. The current ground rent is £3,318.72 pax plus vat and is reviewed every 5 years.

EPC
TBA

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

ASKING PRICE
Offers in the region of £285,000 (Two hundred and eighty-five thousand pounds).

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

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM
A service charge is payable towards the maintenance of the external communal areas of the estate. The upper interest insures the premises and recovers the premium cost from the owner.

ANTI MONEY LAUNDERING REGULATIONS
Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

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

JASON THORNE
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MATTHEW SIMS
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07825 372503

October 2026

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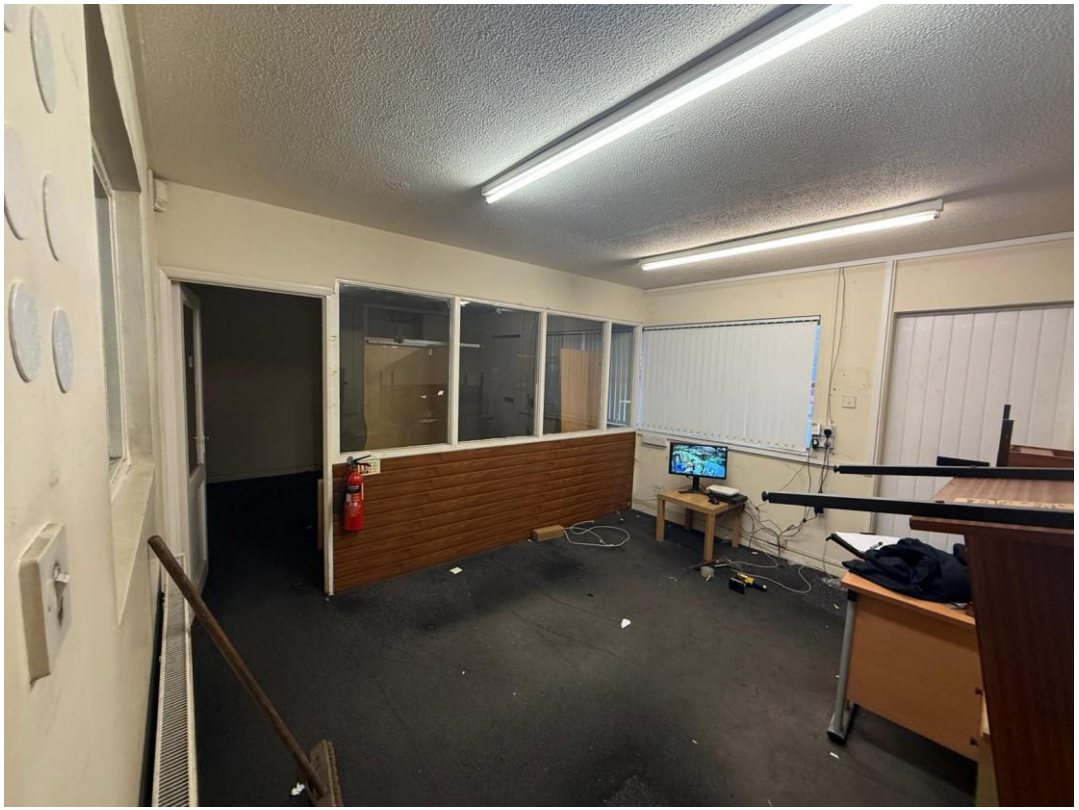


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