

UNIT 21 PENRICE COURT

VALLEY WAY | ENTERPRISE PARK SWANSEA | SA6 8QW

**HUNT &
THORNE**
CHARTERED SURVEYORS



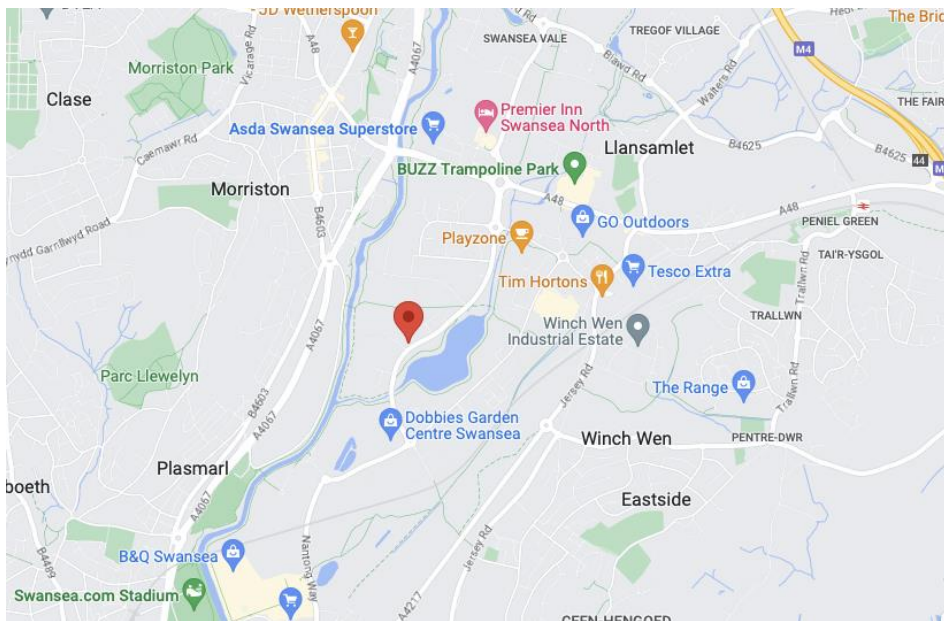
**TRADE COUNTER/OFFICES
FOR SALE**

- ESTABLISHED BUSINESS LOCATION
- 190 SQ M (2,042 SQ FT)
- TRADE COUNTER & MODERN ANC. OFFICES
- FOR SALE £185,000

LOCATION

Penrice Court is located within the heart of the Swansea Enterprise Park, accessed via Valley Way. J44 & J45 of the M4 motorway are within 2 miles to the north, with Swansea City Centre located 4 miles to the south.

Prominent occupiers in the immediate vicinity include Bassetts Honda, Hurns Brewery, BSS Group, Dr Organic and FRF Volvo.



DESCRIPTION

A steel portal frame end of terrace building, with elevations of facing brick and breeze block, under an alloy clad roof. The property forms part of a courtyard development of 21 units housed in 4 terraces.

ACCOMMODATION

The property comprises of the following gross internal area:

189.71 sq m (2,042 sq ft)

Comprises of three offices, kitchen, toilets and open trade counter / warehouse area.

RATEABLE VALUE

£8,100

UBR for Wales 2022/23 is 53.5p 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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SALE OF LEASEHOLD INTEREST

We have been informed that the property is held Long Leasehold for a term of 125 years from 24 December 1986 (less three days), on a premium peppercorn ground rent.

Offers in the region of £185,000

SERVICE CHARGE & BUILDING INSURANCE

A service charge is payable towards the general upkeep of the external part of the estate. The current service charge is £X pax. The building insurance premium is £X pax.

EPC

To be provided

VAT

TBC

FURTHER INFORMATION

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

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