

# UNIT 3 CASTELL CLOSE

**HUNT &  
THORNE**

CHARTERED SURVEYORS

PHOENIX WAY | ENTERPRISE PARK | SWANSEA | SA7 9FH



**FOR SALE/TO LET**  
**RETAIL**  
**WAREHOUSE**

- DETACHED RETAIL WAREHOUSE
- MODERN UNIT COMPRISING 9,861 SQ FT
- ESTABLISHED COMMERCIAL LOCATION CLOSE TO JCT44/45 M4
- SELF-CONTAINED CAR PARK
- ASKING RENT £85,000 PAX
- OR, OFFERS IN THE REGION OF £860,000 FOR THE LONG LEASEHOLD INTEREST

## LOCATION

The property is located off Castell Close, which is a cul-de-sac off Phoenix Way, a main access road, circulating the central lake of the Swansea Enterprise Park. J44 and 45 of the M4 is within 2 miles of the property. Swansea City Centre is located 3 miles to the south. Prominent occupiers in the immediate vicinity include Oak Furniture Land, Europacar, Home Bargains, Greggs, Farmfoods and Dreams.

## DESCRIPTION

A detached steel portal frame building, clad with alloy sheeting. The premises is divided up into showroom, warehouse area, Offices and staff accommodation. Externally exists a self contained car parking area leading to a roller door. Min eaves height 3.27m Max eaves height 4.96m

### Accommodation:

Total 916.13 sq m (9,861 sq ft)

## RATEABLE VALUE

We have been informed via an enquiry on the Valuation Web Site the property has a rateable value of £57,000. UBR for Wales 2023/24 is 0.535p in the £.

**EPC** – To be provided.

## TERMS

The property is available on new lease terms.

Rental offers in the region of £85,000 pax

Building Insurance Premium:

In the case of a new lease, the landlord to continue to insure the property, recovering the premium cost from the tenant.

Alternatively, our client would consider a sale of the long leasehold interest. We have been informed that a new ground lease is being negotiated for a term of 125 years, at a new ground rent to be agreed, reviewed every 5 years.

Asking Price: Offers in the region of £860,000.

## VAT

Our client reserves the right to charge VAT on all payments.

## FURTHER INFORMATION

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

### JASON THORNE

jason@huntandthorne.com

07387 188482

### WILL HUNT

will@huntandthorne.com

07557 090164

March 2023

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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