

# UNIT 4 PHOENIX BUSINESS PARK

LION WAY | ENTERPRISE PARK | SWANSEA | SA7 9FZ

**HUNT &  
THORNE**

CHARTERED SURVEYORS



**INVESTMENT  
OPPORTUNITY  
FOR SALE**

- FULLY LET TRADE COUNTER/INDUSTRIAL UNIT
- CENTRAL LOCATION WITHIN SWANSEA ENTERPRISE PARK
- NEW LEASE TO REDWOOD JOINERY (SWANSEA) LTD TO MARCH 2027
- LONG LEASEHOLD
- INCOME £14,000 PAX
- OFFERS IN THE REGION OF £152,000

## LOCATION

The property is located on the established Lion Way Business Park, 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.

Prominent occupiers in the immediate vicinity include Greggs, Screwfix, Poundstretcher, Home Bargains and Oak Furniture.

## DESCRIPTION

A modern terrace steel portal frame building, clad with alloy sheeting. The building has a mez floor to almost the whole ground floor area. This is open manufacturing / storage space with two inner offices. Ground floor comprises of a feature showroom with rear storage and workshop.

### Accommodation:

Ground Floor: 202.31 sq m ( 2,178 sq ft )

Mez: 182.62 sq m ( 1,966 sq ft )

## RATEABLE VALUE

We have been informed via an enquiry on the Valuation Web Site the property has a rateable value of £7,600. UBR for Wales 2023/24 is 0.535p in the £.

**EPC** – To be provided.

## TENURE

The property is held Long Leasehold for a term of 125 years from 25th March 1984. The current ground rent is £1,039 pax.

## TENANCY

A new lease to Redwood Joinery (Swansea) Limited is in place to expire 17 March 2027 at a rent of £14,000pax

## TERMS

Offers in the region of £152,500

## FURTHER INFORMATION

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

### JASON THORNE

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### WILL HUNT

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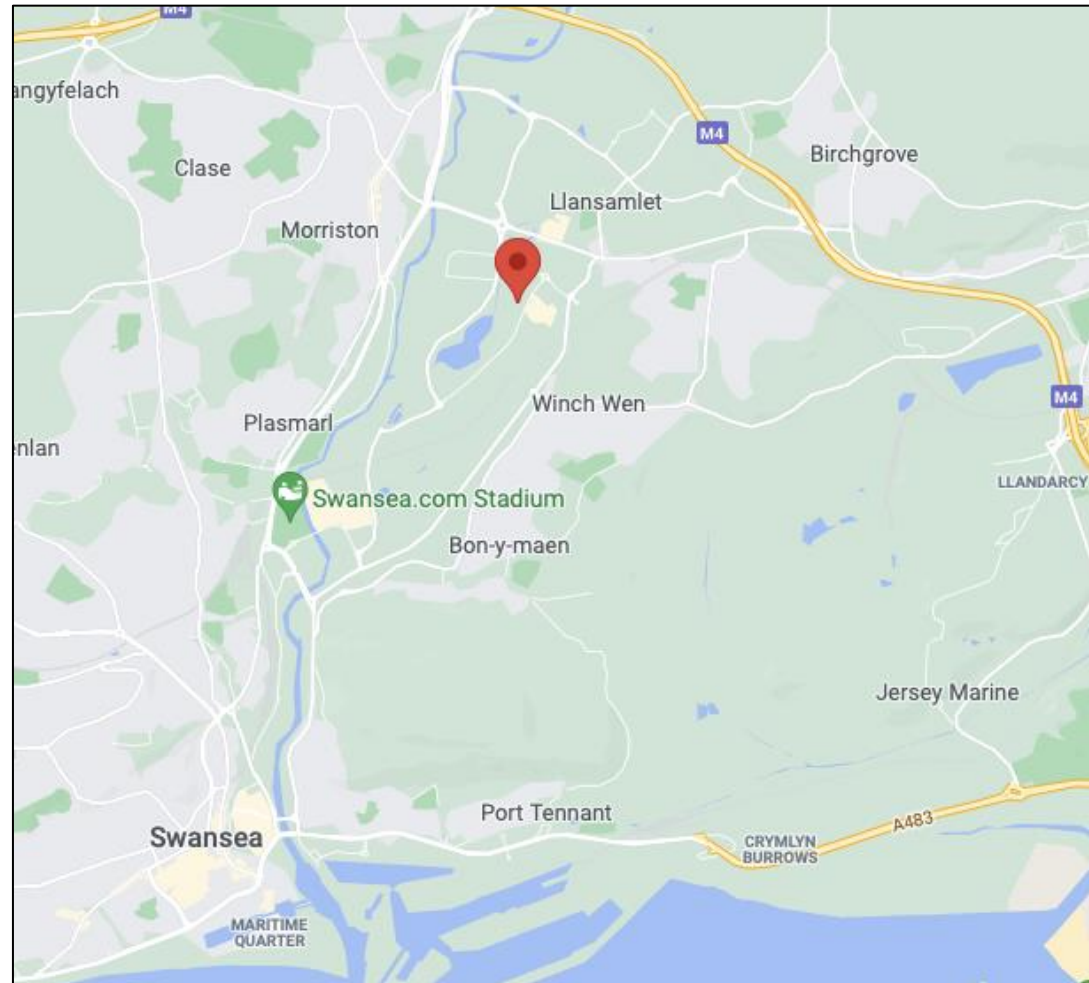
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March 2023

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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