

3A CHURCH STREET  
GOWERTON | SWANSEA | SA4 3EA

HUNT &  
THORNE  
CHARTERED SURVEYORS



RETAIL PREMISES FOR SALE

£285,000

- RARE OPPORTUNITY TO PURCHASE A RETAIL PREMISES
- OPTION TO PURCHASE THE TRADING BUSINESS AT TERMS OPEN TO NEGOTIATED
- 401.62 SQ M (4,323 SQ FT)

## LOCATION

The property is located in the heart of Gowerton and lies 0.2 Miles from Gowerton Train Station. It provides good access roads via the A484 to the M4. Prominent occupiers in the immediate vicinity include Gowerton Conservative Club, Yummy Bears Sweet Shop, The Commercial Hotel, Station 86 Coffee Shop and Gowerton Library.

## DESCRIPTION

A retail unit set on two floors, comprising of a main front retail and first floor retail area with extra store and office space. The property contains a 32 solar panel, 8KW charging system.

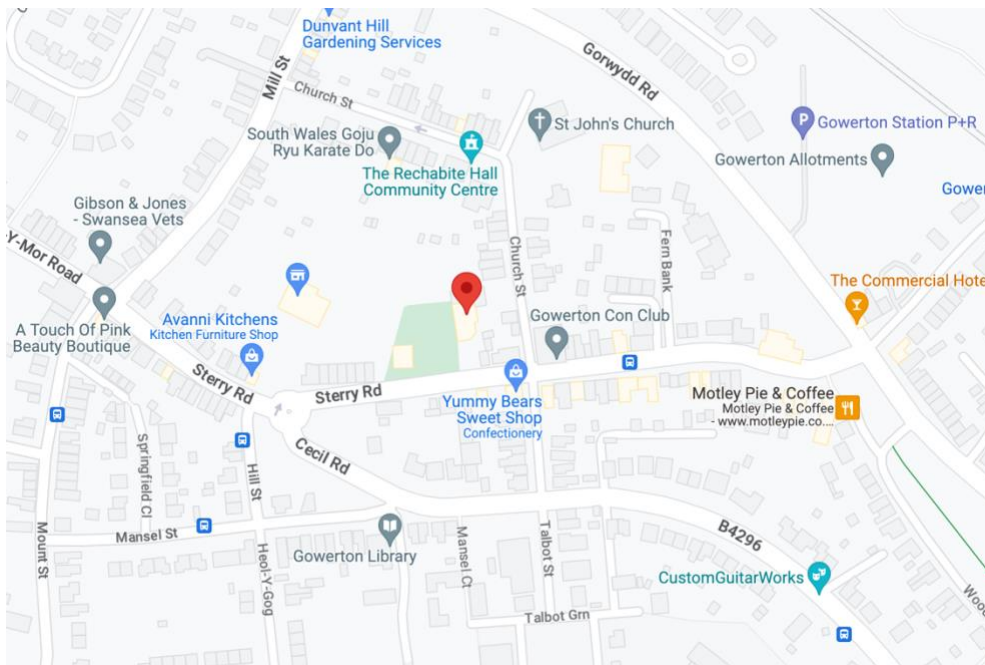
## ACCOMMODATION

<b>Ground Floor:</b>	
<b>FRONT RETAIL AREA:</b>	<b>206.62 SQ M (2,224 SQ FT)</b>
<b>STORE:</b>	<b>50.91 SQ M (548 SQ FT)</b>
<b>FIRST FLOOR:</b>	<b>128.39 SQ M (1,382 SQ FT)</b>
<b>OFFICE:</b>	<b>15.70 SQ M (169 SQ FT)</b>
<b>TOTAL:</b>	<b>401.62 SQ M (4,323 SQ FT)</b>

## RATEABLE VALUE

TBC

UBR for Wales 2023/24 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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## TENURE

We have been informed that the freeholders are prepared to sign a new long lease hold interest, for a new term of 125 Years at a ground rent of £1,500pax, reviewed every 5 years.

## ASKING PRICE

Offers in the region of **£285,000**

## EPC

To be provided.

## VAT

Our client reserves the right to charge vat on the sale price.

## LEGAL COSTS

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

## 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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07387 188482

### MATTHEW SIMS

matthew@huntandthorne.com  
07825 372503

September 2023



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