

# FORMER C&P ENGINEERING PREMISES

GORSEINON ROAD | PENLLERGAER, SWANSEA | SA4 9GE

HUNT &  
THORNE  
CHARTERED SURVEYORS

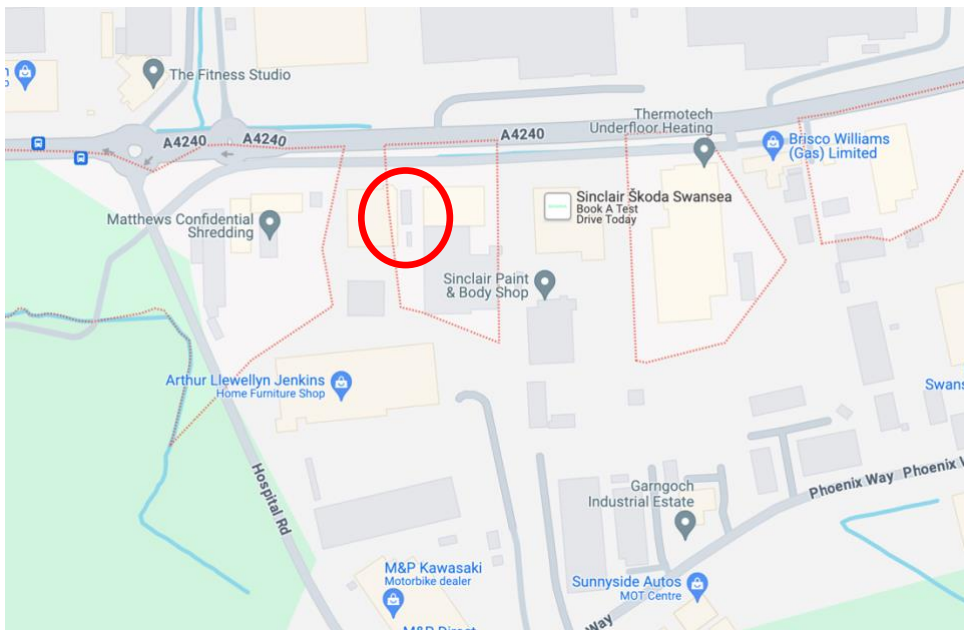


**OFFICE/WORKSHOP  
FOR SALE**

- OFFICE AND WORKSHOP PREMISES
- GOOD ON-SITE FORECOURT CAR PARKING
- FREEHOLD
- CLOSE TO J47 M4 MOTORWAY
- 291.88 SQ M (3,142 SQ FT)
- OFFERS IN THE REGION OF £275,000

## LOCATION

The property is located in a prominent position, fronting Gorseinon Road, within Penllergaer, close to residential suburb of Gorseinon. The property is within 2 miles of J47 of the M4. Prominent occupiers in the immediate vicinity include Greggs, Screwfix, Lidl and opposite the old 3M's premises.



## DESCRIPTION

A detached office / industrial premises, set on two floors, which has facing brick elevations, beneath a flat roof. The property benefits from good forecourt car parking.

## ACCOMMODATION

**GF: 145.66 SQ M (1,568 SQ FT)**

**COMPRISING OF LOBBY, TWO OFFICES, WORKSHOP, REAR OFFICE AND WC FACILITIES.**

**FF: 146.22 SQ M (1,574 SQ FT)**

**COMPRISING OF OPEN PLAN OFFICE, TWO INNER OFFICES AND WC FACILITIES.**

|                      |             |             |
|----------------------|-------------|-------------|
| <b>GROUND FLOOR:</b> | 145.66 SQ M | 1,568 SQ FT |
| <b>FIRST FLOOR:</b>  | 146.22 SQ M | 1,574 SQ FT |
| <b>TOTAL:</b>        | 291.88 SQ M | 3,142 SQ FT |

## RATEABLE VALUE

Following an enquiry on the Valuation Office web site, we have been advised that the property has a rateable value of £13,500.

UBR for Wales 2023/24 is 0.535p in £

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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

We have been advised that the property being sold is held Freehold.

## ASKING PRICE

Offers in the region of £275,000.

## EPC

To be advised.

## VAT

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

## 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 letting agents Hunt & Thorne Chartered Surveyors.

### JASON THORNE

jason@huntandthorne.com  
07387 188482

### MATTHEW SIMS

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07825 372503

March 2024

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