



FOR SALE

Land adjacent Abergelly Road

Swansea West Industrial Estate, Fforestfach, Swansea, SA5 4DY

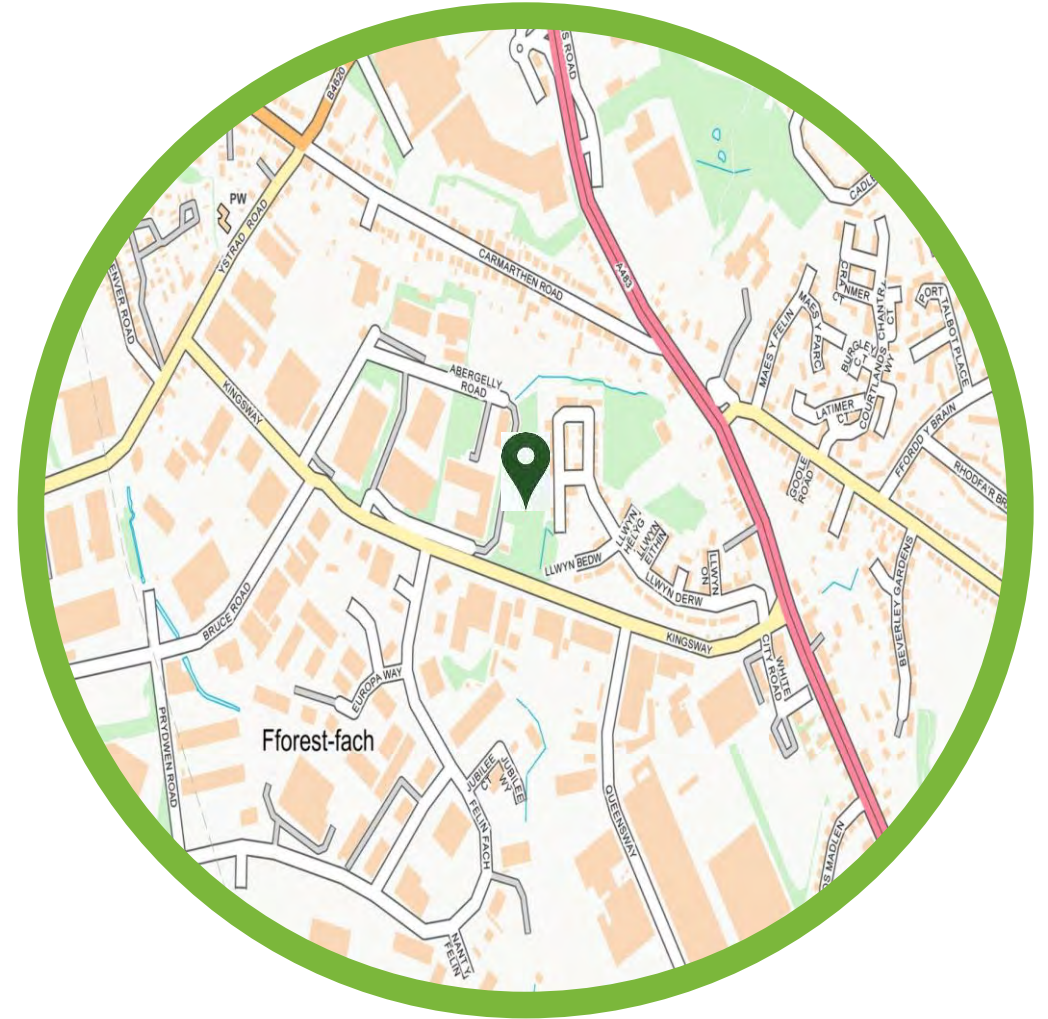
Land – Approx. 2.43 acres (0.98 hectares)



Location

The site is located on the improving Swansea West Business Park, situated on the North West side of Swansea, 2 miles north of the city centre and just over 3 miles South of Junction 47 of the M4 Motorway. The site fronts onto Abergelly Road with direct access from Kingsway, the main access through the Business Park, connecting to the A483.

Occupiers on the estate include Alliance Healthcare, Store It Wales and Lewis Pies & Pasty.



M4



3 miles

Swansea



2 miles

Industrial &
Logistics



Accommodation

Description

An irregular shaped site of approximately 2.425 acres (0.98 hectares).

The site has an expired planning permission for industrial / light manufacturing development but could well suit sales and lettings as storage compounds.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.



Area	Acres	Hectares
Site area	2.425	0.98
TOTAL	2.425	0.98



Planning | Rates | Terms

Planning

Planning consent was granted in November 2007 for the development of five two storey blocks containing 21 mixed use (Class B1) and (Class B2) units with associated landscaping, 87 car parking spaces and highway alterations. The permission has since expired.

We have been informed there is a restriction on title prohibiting the use of the land for anything other than employment use or B1, B2 or B8 under the Town and Country Planning (Use Classes Order) 1987.

Business Rates

Interested parties should make their own enquiries to Swansea Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Purchase Price

Reduced quoting price £350,000 excluding VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: OY/AK/96805

Date: April 2023

Subject to Contract



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