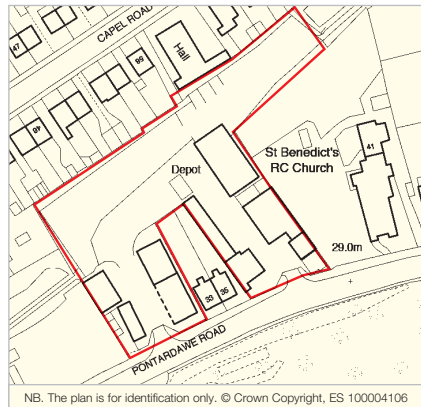


Clydach
37 Pontardawe Road,
Swansea,
South Wales
SA6 5NS

- A Freehold Former Council Depot and Buildings
- Site extending to Approximately 0.6 Hectares (1.47 Acres)
- Residential Development Potential subject to obtaining all necessary consents
- The Site surrounds Two Existing Semi-Detached Houses
- Total Current Rent Reserved **£60 per annum (equivalent) Plus a Mix of Vacant Offices and Stores**

BY ORDER OF CITY AND COUNTY OF SWANSEA



Tenure
Freehold.

Location
The property is located on the north-west side of Pontardawe Road (B4603) in Clydach, north of Swansea city centre with its waterfront, marina and its extensive amenities and university. Junction 45 of the M4 Motorway provides access to the south and the National Motorway Network.

Description
The property comprises a site extending to approximately 0.6 hectares (1.47 acres) with various buildings, stores, offices and an electricity substation.

Accommodation and Tenancies
A schedule of Tenancies is set out below.

Lesse/Licence	Accommodation	Lease Terms	Current Rent £ p.a.
South Wales Electricity plc	Sub Station	50 years from 20th February 1990	£60 p.a.
Sustrans Ltd	Northern part of site. Please refer to the legal pack for the exact extent of the easement	40 years from 18th December 2012	-

Planning
Local Planning Authority: City and County of Swansea.
Tel: 01792 636000.
The property may afford potential for development subject to obtaining all necessary consents.
NB: The legal pack contains the planning department's response to the pre-application enquiries. Please refer to our website www.allso.co.uk for further information.

Freehold Site and Buildings

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allso.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

