

Swansea
Capel Road
Workshops
Capel Road
Clydach
West Glamorgan
SA6 5PZ

- **Freehold Industrial Investment**
- Comprises eight industrial units, one vacant residential dwelling and a garage
- Comprising 713 sq m (7,675 sq ft)
- VAT not applicable
- Potential residential redevelopment (1)
- Total Current Rents Reserved

£18,660 pa

On the Instructions of Swansea Council

SIX WEEK COMPLETION AVAILABLE



Tenure
 Freehold.

Location
 Swansea is one of South Wales' principal cities, located some 4 miles south of the M4 Motorway between junctions 44 and 47. The property is situated to the east of the large village of Clydach, located 6 miles north-east of Swansea city centre, in a mixed use industrial/residential area to the southern end of Capel Road. The property is located in a predominantly residential area. However, there are a number of industrial units locally.

Description
 The property comprises eight adjoining single storey industrial units, one vacant bungalow and a garage. The property is arranged on a large surfaced yard, which is accessed from both Capel Road and Enid Road.

VAT
 VAT is not applicable to this lot.

Documents
 The legal pack will be available from the website www.allsof.co.uk

Energy Performance Certificate
 For EPC Rating please see website.

Buyer's Premium
 On completion the Buyer will pay 5% + VAT of the purchase price as a contribution to the Seller's costs.

Development Potential (1)
 The property/site may lend itself to future residential redevelopment, subject to obtaining all necessary consents. All enquiries should be made to www.swansea.gov.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	C Mainwaring	101.70 sq m (1,095 sq ft)	2 1/2 years from 25.09.2017 Reviews are annual after first year of term IR & I	£3,348 p.a.	
Unit 2	K Harris (t/a 3H Joinery)	104.00 sq m (1,119 sq ft)	5 years from 25.06.2013 Reviews are annual after first year of term IR & I	£3,108 p.a.	Reversion 2018
Unit 3 (1)	SG Hodge	97.50 sq m (1,050 sq ft)	3 years from 25.03.2017 Reviews are annual after first year of term IR & I	£3,348 p.a.	Reversion 2020
Unit 4	R Sotgui	97.80 sq m (1,053 sq ft)	5 years from 25.12.2013 Reviews are annual after first year of term IR & I	£3,240 p.a.	Reversion 2018
Unit 5	Beta Electrical Ltd	94.50 sq m (1,017 sq ft)	5 years from 25.06.2013 Reviews are annual after first year of term IR & I	£3,108 p.a.	Reversion 2018
Unit 6	Clydach Mini Travel Ltd	17.90 sq m (193 sq ft)	5 years from 25.03.2015 Reviews are annual after first year of term IR & I	£996 p.a.	Reversion 2020
Unit 7 (1)	J and K Weighing Systems Ltd	19.70 sq m (212 sq ft)	5 years from 25.09.2017 Reviews are annual after first year of term IR & I	£1,212 p.a.	Reversion 2022
Unit 8 (1)	DC Witheridge	11.10 sq m (119 sq ft)	5 years from 25.09.2012 Reviews are annual after first year of term IR & I	£300 p.a.	Holding over
Bungalow	Vacant	66.40 sq m (715 sq ft)			
Drill Hall Garage	Vacant	102.40 sq m (1,102 sq ft)			
Total		713.00 sq m (7,675 sq ft)		Total £18,660 p.a.	

(1) Not inspected by Allsop. Areas sourced from Valuation Office Agency (www.voa.gov.uk)

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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