

# Clydach

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

- **Freehold Former Council Depot and Buildings**
- Occupying a Site extending to Approximately 0.295 Hectares (0.730 Acres)
- Possible potential for Residential Development subject to obtaining all necessary consents (Pre-App Response available)
- The Site wraps around Two Existing Semi-Detached Houses
- Part subject to a Lease
- Total Current Rent Reserved **£60 per annum from Substation with Remainder Vacant**

**BY ORDER OF CITY AND COUNTY OF SWANSEA**



## To View

The property will be open for viewing every Tuesday and Friday before the Auction between 9.00 – 10.00 a.m. These are open viewing times with no need to register. (Ref: MW).

**MAJORITY VACANT –  
Freehold Site and Buildings**



## Tenure

Freehold.

## Location

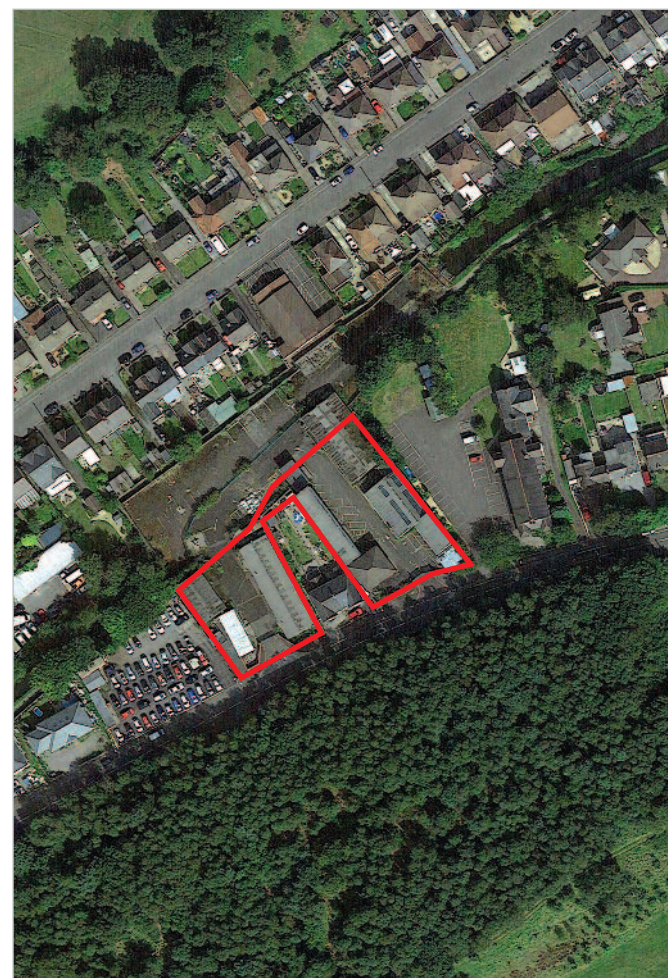
The property is located on the north-west side of Pontardawe Road (B4603) in Clydach, to the north of Swansea city centre with its waterfront, marina, extensive amenities and university. Junction 45 of the M4 Motorway provides access to the south and the national motorway network, with Cardiff Airport also being accessible to the east.

## Description

The property comprises a site extending to approximately 0.295 hectares (0.730 acres). The site is currently occupied by various buildings, stores, offices and an electricity sub-station.

## Accommodation

Site extending to approximately 0.295 hectares (0.730 acres) which is part occupied by various buildings, offices, stores and an electricity sub-station.



## Tenancies

The electricity sub-station is subject to a lease in favour of South Wales Electricity plc for a term of 50 years from 20th February 1990 (thus having approximately 23 years unexpired) at a ground rent of £60 per annum.

## Planning

Local Planning Authority: City and County of Swansea.  
Tel: 01792 636000.

The property may afford potential for residential 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.allstop.co.uk](http://www.allstop.co.uk) for further information.

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.allstop.co.uk](http://www.allstop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.



