

For Sale

Motor Trade/Redevelopment

Industrial

Chequered Flag Motors, Swansea Road, Kingsbridge, Swansea SA4 4AS



- 570.79 Sq M (6,144 Sq Ft)
- Site Area - 0.36 Acres (0.15 Ha)
- Prominent Roadside Location
- Available Vacant or as a Going Concern



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Location

The property is located in an extremely prominent position overlooking a busy roundabout linking Swansea Road, West Street and Loughor Road, within the residential suburb of Kingsbridge, which lies 6 miles North West of Swansea City Centre.

Prominent occupiers in the immediate vicinity include Sound Wave, Simply Gym and Celtic Mitsubishi.

Description

A forecourt car sales area exists to the front of the site, with capacity for up to 14 plus vehicles beneath a canopy.

The main building benefits from access from the front and multiple access to the rear, creating a good MOT testing facility. The build comprises of a single pitch with two other flat roofs.

A driveway to the side of the premises provides access to the rear yard and a further storage buildings.

- Prominent Roadside Location
- Two Buildings
- Possibility to Increase Forecourt Car Sales
- Good Sized Rear Yard Area
- Site Area - 0.36 Acres (0.15 Ha)

Area	Sq M	Sq Ft
Main Building	405.52	4,365
Rear Store	165.27	1,779
Total	570.79	6,144

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

We have been informed via an online enquiry via the Valuation Office website that the property has a Rateable Value of £10,000.

UBR for Wales 2017/18 is 49.9p in the £.

Interested parties are advised to verify this information by making direct contact with the local Rating Authority. There is a possible second assessment for the premises.

Tenure

We have been informed that the property is held Freehold.

Price

Offers in the region of £475,000.

Goodwill and Fixtures & Fittings

If the property is purchased as a going concern, an agreement will need to be reached on payment for the fixtures & fittings and goodwill.

Energy Performance Certificate (EPC)

To be provided.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne

Lambert Smith Hampton

01792 702800

07775 740370

jthorne@lsh.co.uk

Chequered Flag Motors, Swansea Road, Kingsbridge, Swansea SA4 4AS

Rear Car Park and Building



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Rear Elevation



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Location Plan



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February 2018

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Smith
Hampton**

01792 702 800