

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.

Prminent 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 beenfits 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

jthorne@lsh.co.uk

Lambert Smith Hampton 01792 702800 07775 740370



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Rear Car Park and Building

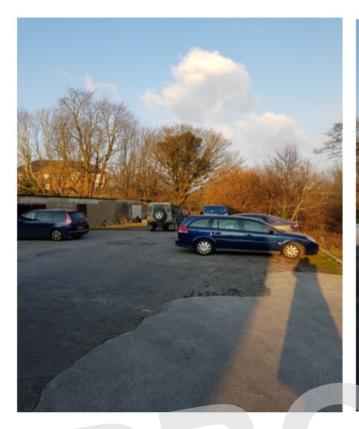




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Rear Elevation



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Location Plan



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- or contract.

 (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relief on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

 (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any prospective purchase or letting including in respect of any prospecting purchase in respect of any purchase or expensive purchase or element of the property in respect of any purchase or expensive purchase or element of the property in the property in the property in the property purchase or element of the property purchase or element of the property purchase or element property

- (v) Price or rent may be subject to VAI and any prospective buyer or tenant must satisfy themselves concerning the correct VAI position.
 (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
 (v) In the case of new development or refurbishment prospective buyers or tenants should not reply on any artists; responsions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.



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