

# Garage/Land lying to the South of Eversley Road

| Sketty | Swansea |

Lambert  
Smith  
Hampton

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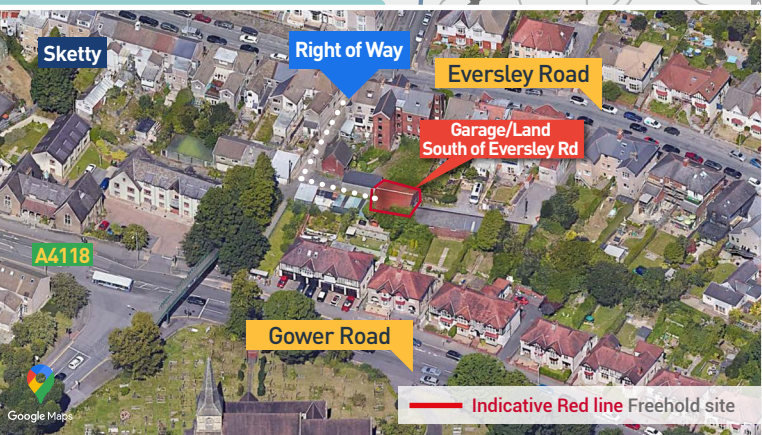
## OPPORTUNITY SUMMARY

- ✓ Freehold property
- ✓ 1,089 sq ft (101.20 sq m)
- ✓ Sold with Vacant possession
- ✓ Offers in excess of £50,000



FOR SALE GARAGE/WORKSHOP





## Location & Situation

The property is situated to the south of Eversley Road in Sketty. Sketty is a sought after residential area and offers a variety of commercial premises, most of which are located along Eversley Road. These commercial occupiers include independent restaurants, estate agents, a public house, Tesco Express, The Co-op, hair salons, launderette and takeaway premises.

Swansea is a city located along the south coast of Wales and is located approximately 24 miles west of Bridgend and 44 miles west of Wales's capital city, Cardiff with access via the M4 Motorway. Swansea train station also offers direct routes to Cardiff, Newport, Bristol, Reading and London Paddington.

## Description

A single storey garage/workshop with access via a sliding double door off Eversley Road. The property appears to be of masonry construction with a concrete floor under a corrugated sheet roof.

We have been advised that there is an electricity supply to the unit, but it is not currently in use.

## Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the floor areas to be as follows:

| Description     | Sq Metres     | Sq Feet      |
|-----------------|---------------|--------------|
| Garage/Workshop | 101.20        | 1,089        |
| <b>Total</b>    | <b>101.20</b> | <b>1,089</b> |

## VAT

VAT is not applicable on this transaction.

## Tenure

**Freehold** title held under **WA682806** and will be sold with **Vacant Possession**.

## Viewing and Further Information

Viewing strictly by prior appointment.

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## EPC

A copy of the property's EPC is available upon request.

## Business Rates

We have been unable to determine the rateable value of the premises.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

## Terms

We are seeking offers in excess of **£50,000 [Fifty Thousand pounds]** for the Freehold interests, subject to contract.