

FOR SALE

GF RETAIL UNIT WITH 4 BED DWELLING

111 Cockett Road, Cockett, Swansea,
SA2 0FG



- GROUND FLOOR RETAIL UNIT SITUATED ALONG A PROMINENT MAIN ROAD POSITION
- MODERN, WELL PRESENTED RESIDENTIAL ACCOMMODATION WITH 4 BEDROOMS
- DRIVEWAY FOR 2 VEHICLES AND SINGLE GARAGE UNIT TO FRONT
- EDGE OF SWANSEA CITY CENTRE WITHIN EASE OF ACCESS TO MAIN A-ROADS (A4216 AND A483)
- FLEXIBLE LAYOUT SUITABLE FOR CONVERSION TO ALTERNATIVE USES (SUBJECT TO THE NECESSARY STATUTORY CONSENTS)

OFFERS IN THE REGION OF
£249,999

LOCATION

The subject premises is located along a prominent main road position, front Cockett Road along the outskirts of Swansea city centre, within the popular suburb of Cockett.

Cockett is a district and community in Swansea, located about north-west of Swansea city centre.

The main road through Cockett is the A4216 (Cockett Road), which also fronts the subject premises, linking Sketty to the south with Fforestfach to the north, while the main A483 (Carmarthen Road) is less than 1 mile away in a northerly direction, which is one of the main distribution road linking the city centre with the surrounding catchment.

DESCRIPTION

The subject property comprises a detached, two-storey, mixed-use premises currently occupied for use as a former post office stores, but more recently as a former pine shop, over a small section of the ground floor, together with an adjoining residential dwelling arranged over the remaining ground floor and the entire first floor area.

We note that the subject premises equates to approximately **114.53 sq.m (1,232.80 sq. ft.)** in total, with approximately 80% of its area occupied for use as a residential dwelling.

The ground floor, which can be accessed directly off the main pedestrian walkway to the front via a recessed sales display window comprises a small sales area with a depth of 3.81m. The remaining accommodation located directly to the rear of the main sales area comprises the entrance porch and hallway (which can be accessed separate over the side elevation), reception room and kitchen, which forms part of the residential dwelling.

The first floor, which can also be accessed internally off the inner hallway, comprises three/ four bedrooms and the family bathroom.

Externally, we also note that the subject premises benefits from a driveway, which eventually leads to the detached single garage along the left hand side elevation. Designated parking for approximately 2 vehicles is available over the driveway along with one further parking space within the detached garage. A small enclosed paved garden area is also available to the rear.

The subject premises is situated along a prominent main road position along the outskirts of Swansea city centre and furthermore within close proximity to the popular suburb of Sketty. Although the premises is located along a busy main thoroughfare, which is occupied by a small number of tertiary commercial uses, the immediate vicinity appears to be occupied predominantly by residential housing.

The subject premises is therefore ideally located for its intended use, which also has the potential for conversion to a range of alternative uses, subject to obtaining the necessary statutory consents.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

Commercial

Sales Area:	22.58 sq.m	(243.05 sq. ft.)
Shop Depth:	3.81m	(12'6")
Net Frontage:	5.66m	(18'7")

Residential

Gross Internal Area: **34.34 sq.m (369.63 sq. ft.)**
which briefly comprises the following.

Entrance Porch
accessed off the right hand side elevation, with door to.

Hallway
with stairs to first floor, door to under-stairs store cupboard, door to.

Lounge: 4.28m x 3.68m
with fire and surround, door to.

Kitchen: 1.69m x 4.51m
fitted with a range of wall and base units, incorporating sink drainer, electric cooker point, etc., with external door to rear garden.

FIRST FLOOR

Gross Internal Area: **57.61 sq.m (620.12 sq. ft.)**

Landing
with doors to.

Bedroom 1: 3.67m x 3.64m

Bedroom 2/ Sitting Room: 3.63m x 3.59m
with fireplace and surround.

Bathroom
fitted with a three piece suite comprising bath with shower attachment over, w.c. and wash hand basin.

Bedroom 3: 2.31m x 3.64m

Bedroom 4: 2.32m x 3.59m

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): **£2,900**

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2024-25 the multiplier will be 0.562.

Rates relief for small business with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero. We therefore advise that the subject premises is eligible for 100% small business rates relief (subject to satisfying the necessary criteria).

The residential accommodation is rated separately, which is currently classified as **Council Tax Band A**.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

We have been advised by the client that VAT will not be applicable to this transaction.

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TERMS & TENURE

The subject premises is available Freehold with vacant possession.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

Sales Area



Dining Room



Kitchen



Rear Garden



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

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Bedroom 1



Hallway



FF Sitting Room/ Bedroom 2



FF Sitting Room/ Bedroom 2



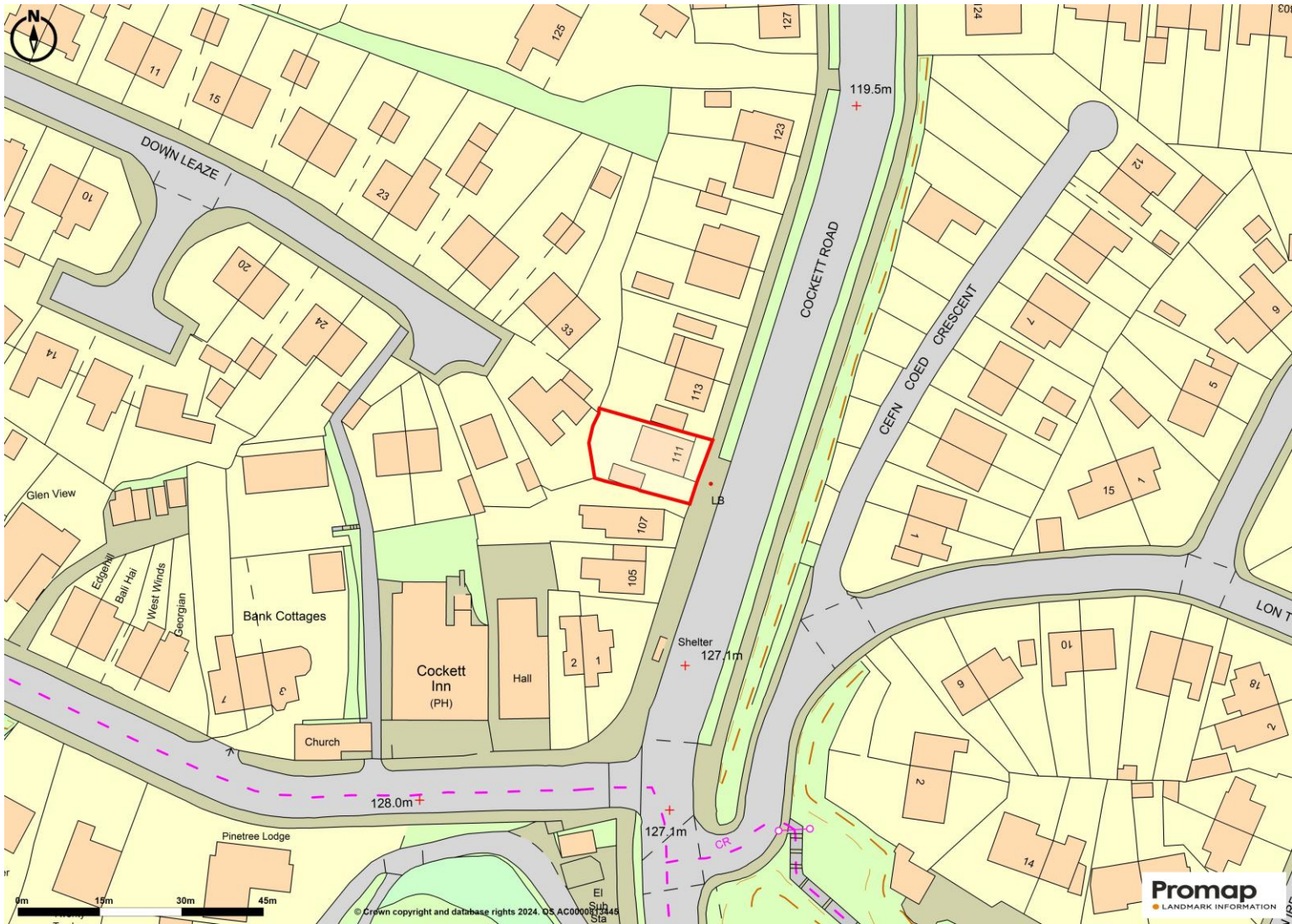
Bedroom 3



Bathroom



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