

# For Sale

**Social Club & Function Premises**

## Redevelopment Opportunity

**Ystalyfera Social Club, 30 Commercial Street, Ystalyfera, SA9 2HR**



- 666.9 Sq M (7,179 Sq Ft)
- 0.961 Acres (0.389 Ha) Site
- Large Car Park with Expansion Land
- Suitable for Change of Use/Redevelopment (STPC)



# Ystalyfera Social Club, 30 Commercial Street, Ystalyfera, SA9 2HR

## Location



The property is located in Ystalyfera, a large village in the Swansea Valley, approximately 9 miles north of J45 of the M4 motorway. Access to the M4 is provided via the A4067 to the south. The property fronts Commercial Street one of the main thoroughfares through the village.

Surrounding occupiers include Tiddlywinks Nursery; Lifestyle Express Valley Stores and Ystalyfera Development Trust.

## Description

The property comprises a double storey brick building with pitched concrete tile roof. Internally the building is configured into various function rooms, concert hall and bar area. The first floor comprises of office/storage accommodation and a former kitchen.

The property benefits from the following specification:

- Bar Licence
- Gas Central Heating System
- Large Function Rooms
- Potential for Redevelopment (STPC)

## Accommodation

The property comprises the following Gross Internal Area:

| Floor Area   | Sq M  | Sq Ft |
|--------------|-------|-------|
| Ground Floor | 558.9 | 6,016 |
| First Floor  | 108   | 1,163 |
| TOTAL        | 666.9 | 7,179 |

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Our client reserves the right to levy VAT on all payments.

## Legal Costs

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

## Business Rates

The property has a rateable value of £9,700 pa.

UBR for Wales 2016/17 is 48.6p in the £.

Interested parties are advised to verify this information by making direct contact with the local Rating Authority.

## Tenure

Freehold.

## Price

£195,000

## EPC

The property has an EPC rating of C-55.  
Ref: 0980-2967-0336-2960-3040.

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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