



Former ATS Centre

1300 Neath Road, Swansea, SA1 1LG

**Rare Opportunity to Acquire
a Tyre & Exhaust Premises -
Suitable for Alternative Uses
Subject to Planning**

7,717 sq ft
(716.93 sq m)

- Vacant Possession
- Excellent Roadside Frontage
- 1.25 Miles From Town Centre
- 0.569 Acre Site Area

Summary

Available Size	7,717 sq ft
Price	Offers in excess of £600,000
Rates Payable	£29,869 per annum Current 2026/2027 Rates List
Rateable Value	£59,500
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial unit with a forecourt area and self contained compound to the north of the unit. Access to the unit is via the forecourt via a pedestrian door and 7 loading doors. The unit is constructed on a steel portal frame with elevations of brickwork and cladding under a pitched roof. Internally, the unit is configured as workshop, tyre store, reception, office and WCs, with a clear eaves height of 5m, 7 loading doors and mezzanine floors.

Location

Swansea is Wales' second largest city, located 34 miles west of Cardiff. Access to the national motorway network is via junction 44, 5.5 miles to the east or junction 34, 3 miles to the north. The property is situated on the eastern side of Neath Road, approximately 1.25 miles to the north of Swansea Town Centre. The surrounding uses are a mixture of residential, business and automotive users.

Accommodation

The accommodation comprises the following areas and a mezzanine floors of 558 sq ft.

Name	sq ft	sq m
Ground - Workshop	7,017	651.90
Ground - Office/Reception/WCs	700	65.03
Total	7,717	716.93

Tenure

The property is available freehold with vacant possession.

Terms

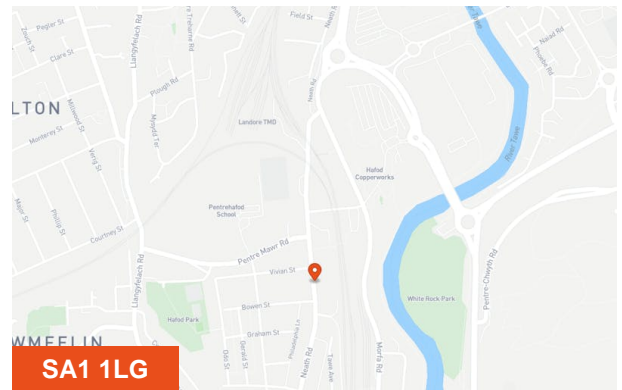
Offers in excess of £600,000 exclusive of VAT.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

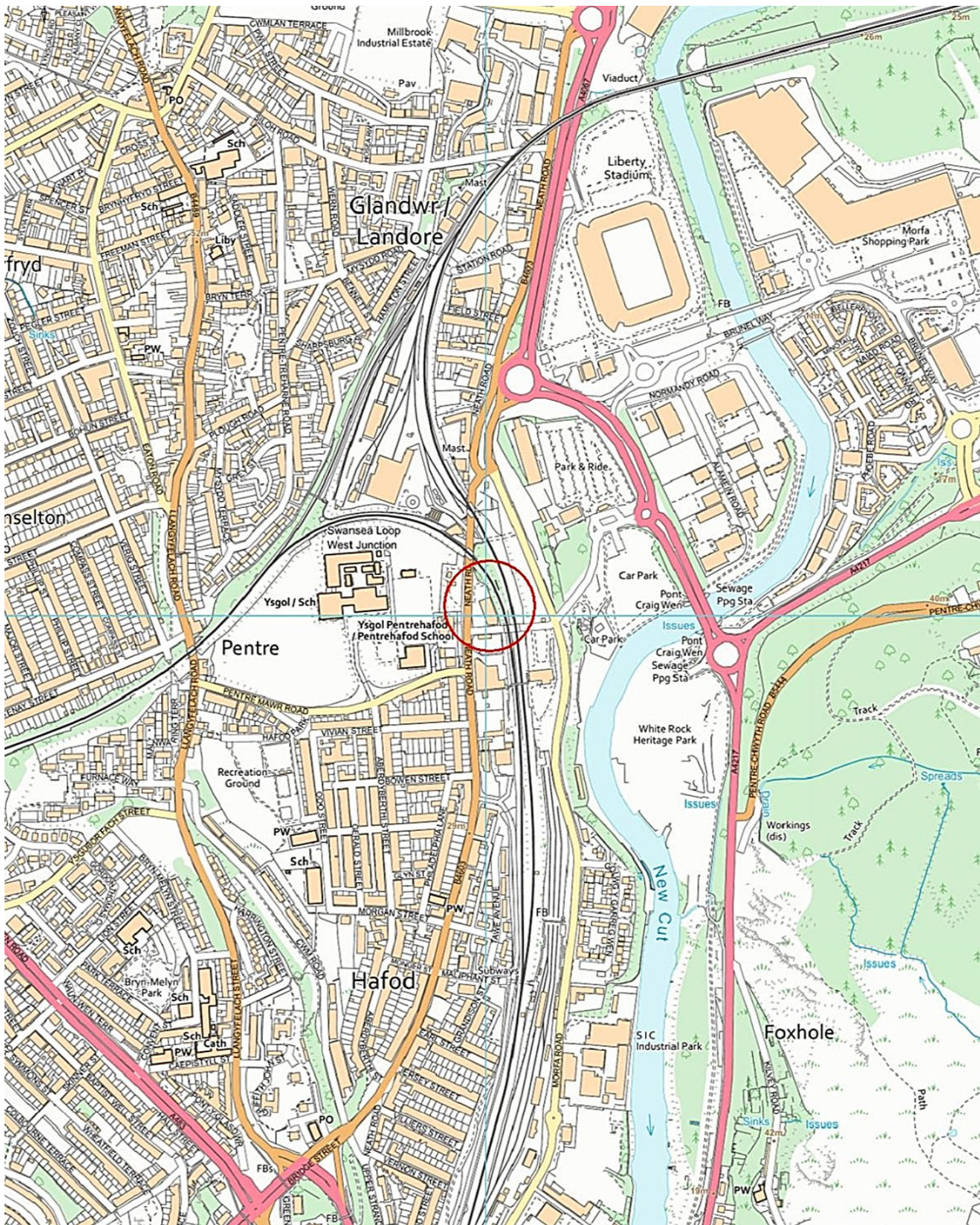


Viewing & Further Information

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Glandwr/
Landore

Pentre

Hafod

Foxhole

Swansea Loop
West Junction

Ysgol / Sch
Ysgol Pentrehafof
/ Pentrehafof School

Liberty
Stadium

Morfa
Shopping Park

White Rock
Heritage Park

SIC Industrial Park

New Cut



