

12A Frogmore Avenue

Sketty Swansea, SA2 9DJ

BP2

Commercial Property
& Development Land



FOR SALE

368 TO 1,016 SQ FT
(34.19 TO 94.39 SQ M)

OFFERS IN THE REGION OF
£120,000

Former motor trade
premises located within an
affluent residential suburb of
Swansea

- Secure building totalling approximately 1,016 sq ft
- Garage/workshop with vehicle access
- Private, concrete forecourt/yard
- Rear storage building with independent access
- Potential for a number of uses subject to necessary planning consents
- Potential residential development plot (STP)

Summary

Available Size	368 to 1,016 sq ft
Price	Offers in the region of £120,000
Rates Payable	£1,054.20 per annum The property is exempt from Business rates once SBRR is applied.
Rateable Value	£2,100
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A rare opportunity to acquire a former motor repair and servicing premises occupying a roadside position in the heart of Sketty. The site comprises a garage/workshop building with vehicular access via roller shutter doors, together with a separate rear storage building benefiting from independent access.

The property offers scope for a variety of trade, storage, or workshop uses, subject to the necessary consents, and would suit an owner-occupier or investor seeking secure commercial space in a sought-after residential setting

Location

Frogmore Avenue is a well-established residential street within the popular Sketty suburb of Swansea, benefiting from excellent access to a wide range of local shops, schools, and amenities, together with convenient links to Swansea city centre, Singleton Hospital, and Swansea University.

The area is well served by public transport and offers easy access to the wider road network via the A4067 and A483, making it a highly accessible and desirable location for commercial premises of this nature.

Accommodation

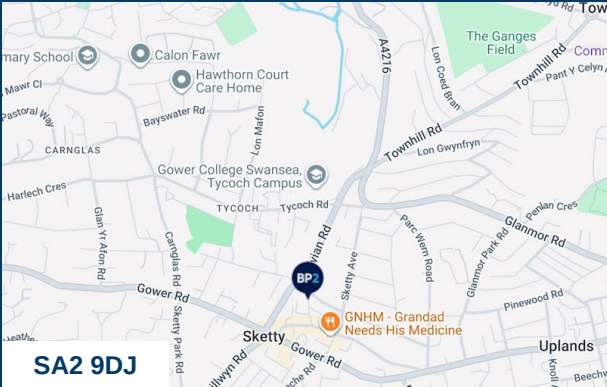
Name	sq ft	sq m	Availability
Ground - Garage	648	60.20	Available
1st - Storage	368	34.19	Available
Total	1,016	94.39	

Specification

- Front garage/workshop:
- Roller shutter doors to vehicle access
 - Concrete flooring throughout
 - Corrugated roof covering with translucent roof lights
 - Personnel door to side
 - Private concrete forecourt/yard to front.
- Upper floor:
- Independent access via personnel door
 - Pitched roof
 - Concrete block construction

Tenure

The Freehold interest is For Sale with an asking price of £120,000



Viewing & Further Information



Ceri Daniel
07827120389
ceri@bp2property.com

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