

**BP2**Land & Property  
Consultants

# Premises & Yard, 21A Gwydr Lane, Uplands, Swansea, SA2 0HJ

## Premises & Yard



## Summary

A commercial property being a fenced yard area with an onsite building providing office, storage and staff facilities which is ideal for a number of uses.

Property Type	Mixed Use
Tenure	To Let
Status	Available
Price	£17,000 pa
Size	1,378 sq ft

- Centrally Located in the Suburb of Uplands.
- Good Vehicular Access.
- Secure Yard Area of 0.16 Acres.
- Suitable for a Number of Uses Subject to Planning.



# Premises & Yard, 21A Gwydr Lane, Uplands, Swansea, SA2 0HJ

## Location

The property is centrally located in the busy suburb of Uplands, close to the City centre and also close to the suburban shopping centre.

Good vehicular access is provided, along with easy access to and from the City centre.

## Description

A self-contained secure yard area with a detached single storey building currently providing office, storage and staff facilities.

The yard area has double gated vehicular access and is provided with a generally level surface which is mainly laid to tarmac.

The storage accommodation has separate rear vehicular access.

## Specification

The property benefits from the following features.

- On-site buildings providing 1,378 sq ft of space.
- 0.16 acres of yard area with level surface.
- Yard area is secured & offers double gated vehicular access.
- Rear delivery facilities into storage area.
- Recently refurbished office accommodation and staff facilities comprises the following:

- Reception Area / Office / Internal Lobby
- Staff Facilities
- Ladies & Gents w/c Facilities
- 3 Offices Areas
- Storage Area

## Accommodation

The available accommodation has been measured on a Net Internal Area basis in accordance with IPMS 3 (office) / RICS Code of Measuring Practice (non office);

Unit	sq ft	sq m
Office & Ancillaries	1043	96.90
Stores	335	31.12
<b>Total</b>	<b>1378</b>	<b>128.02</b>

In addition to the above, there is an adjoining secure yard area of 0.16 acres.

## Lease Terms

The accommodation is available by way of a new full repairing and insuring lease, the term of which is to be by negotiation incorporating 3 year rent reviews.

Further information is available from the Agent.

## Rental Terms

£17,000 per annum exclusive of VAT.





# Premises & Yard, 21A Gwydr Lane, Uplands, Swansea, SA2 0HJ

## Planning

The unit is currently in use as office storage in connection with the occupiers residential property business but is suitable for a number of other uses, subject to the necessary planning consent.

We would encourage interested parties to make their own enquiries with the Local Planning Authority in this regard.

## Business Rates

Current Rateable Value: £3,668.

The Valuation Office assessment is available as a download via the BP2 website and we would encourage all interested parties to make their own investigation of the District Valuer.

## EPC

The property has an EPC rating of 228 (G).

A copy of the EPC document is available for download via the BP2 website.

Works are in hand to improve the rating to a minimum of E and these works will be completed prior to any letting of the property.

## VAT & Legal Costs

All figures quoted in these details are on an exclusive of VAT basis.

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



## Enquire now



**Roger Poolman FRICS**

**07775 037782**

**roger@bp2property.com**



**David Blyth MRICS**

**07966 752301**

**david@bp2property.com**

## BP2 Property Consultants

01792 461 600

[www.bp2property.com](http://www.bp2property.com)

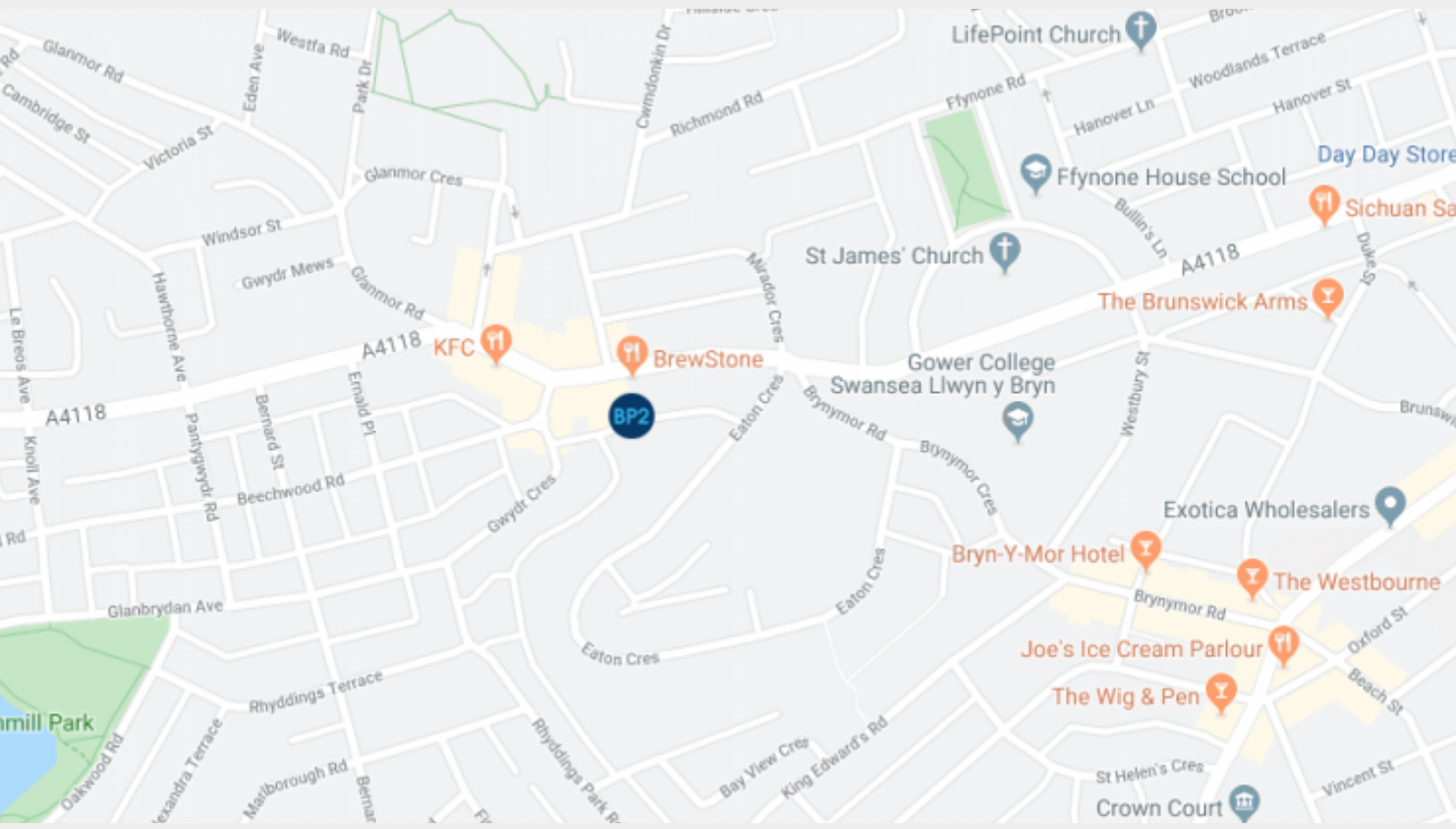
Urban Village,  
221 High Street,  
Swansea SA1 1NW

**BP2**Land & Property  
Consultants

# Premises & Yard, 21A Gwydr Lane, Uplands, Swansea, SA2 0HJ

## Viewing and Further Information

For further information, or if you would like to arrange a viewing, please contact us.



## Enquire now



**Roger Poolman FRICS**

07775 037782

[roger@bp2property.com](mailto:roger@bp2property.com)



**David Blyth MRICS**

07966 752301

[david@bp2property.com](mailto:david@bp2property.com)

## BP2 Property Consultants

01792 461 600

[www.bp2property.com](http://www.bp2property.com)

Urban Village,  
221 High Street,  
Swansea SA1 1NW

Misdescriptions Act Disclaimer: Commercial Property Advice Limited and its trading name BP2 Property Consultants and their joint agents if any (if any) ("CPA/BP2") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of CPA/BP2 or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of CPA/BP2 has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of CPA/BP2 or its employees or agents, CPA/BP2 will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by CPA/BP2. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and CPA/BP2 shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.