



GLANMOR CHARTERED  
SURVEYORS



📍 Morriston, South West Wales

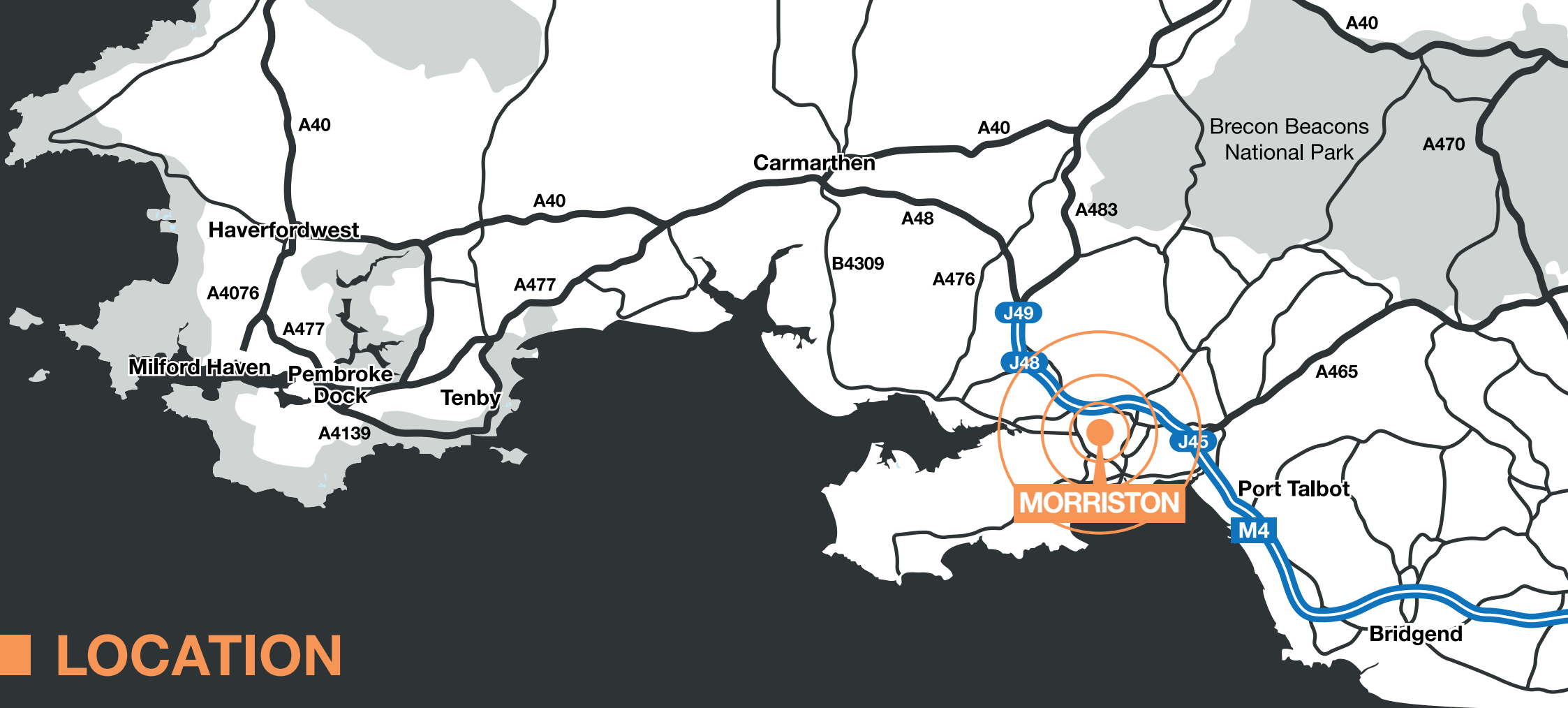
# 109 WOODFIELD STREET

High Street Investment Opportunity

**FOR SALE**  
**£195,000**

1,440 Sqft | A1 Use | Investment Opportunity Available Within Popular High Street





## LOCATION

Situated just over 3 miles from Swansea City Centre, Morriston is the largest community within the City and County. Providing easy access to the M4 motorway and being within close proximity to Morriston Hospital and the DVLA.

Morriston is a popular residential area with the main retail area situated at Woodfield Street. Morriston benefits from being within close proximity to major transport links, local schools and is home to many local and national occupiers.

# WOODFIELD ST

Situated along an established parade of commercial property within the main hub of Morriston, Woodfield Street this mid-terrace property occupies a position amongst national retailers including the likes of Iceland, The Travel House, Lextan along with local covenants including estate agencies, barbers and more and is host to a monthly market selling traditional products and produce. Morriston is situated approximately 3.5 miles North of Swansea and approximately 60 miles West of Cardiff.



# DESCRIPTION

## 109 Woodfield Street, Morriston, Swansea, SA6 8AS

Popular suburban retail location

The premises comprises ground floor office/retail space set out over basement, ground and first floor with retail frontage onto Woodfield Street. The premises is currently occupied by Midshires Care Ltd T/A Helping Hands at a passing rent of £15,000pax. The premises is let on a full repairing and insuring Lease for a term of 5 years from 1st September 2022 with a 3rd year tenant-only break option.

### ACCOMMODATION

Area	m2	ft2
Ground Floor	68.28m2	735ft2
First Floor	53.51m2	576ft2
Basement	11.98m2	129ft2

### TENURE

Freehold

### ASKING PRICE

£195,000, reflecting a gross initial yield of 7.69%

### VAT

All figures are exclusive of VAT, where applicable.

### BUSINESS RATES

Interested parties are asked to verify the rates payable by contacting the Local Authority.

### EPC RATING

A copy of the EPC can be available upon request.

### PLANNING PERMISSION

The premises currently has planning for A1 use.

### CONTACT

For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

Tel: 01792 439105

Email: [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)





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