

**460 LLANGYFELACH ROAD,  
BRYNHYFRYD, SWANSEA, SA5 9LR**

**POPULAR SUBURBAN RETAIL LOCATION**



**FOR SALE £450,000**

5,713 SQ FT | POTENTIAL INCOME OF £48,000 PER ANNUM  
A1 USE - | FLEXIBLE RETAIL SPACE WITH CUSTOMER PARKING IN ESTABLISHED LOCATION



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## LOCATION

The property occupies a prominent position on Llangyfelach Road, an arterial route linking Swansea City Centre, which is approximately 2 miles to the south to Junction 46 of the M4 Motorway, approximately 2.5 miles to the north. The popular Morfa Retail Park and Swansea.com Stadium approximately 1 mile to the east.

The unit is situated within close proximity to Brynhyfyrd Cross where other occupiers include Travel House, Haystack Café, Hair and Beauty Salons, Music Teaching Studios and other local traders.

## DESCRIPTION

The units benefit from being in an established location with good public transport links, high traffic count and footfall at peak times.

Available with vacant possession, the unit comprises 5,713sq.ft of single storey retail and ancillary space. The unit is also being marketed to let with plans to potentially split with space into 3 smaller units with a potential rental income of £48,000p.a combined.



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## ACCOMMODATION

AREA	m <sup>2</sup>	ft <sup>2</sup>	Rent
Unit A	85m2	914ft2	£10,000pax
Unit B	88m2	947ft2	£10,000pax
Unit C	357.8m2	3,851ft2	£28,000pax

## TENURE

The subject property will be available Freehold with vacant possession.

## ASKING PRICE

£450,000

## 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 and would be suitable for a number of different uses subject to the necessary planning consent.

## 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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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, October 2024

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