

**CAPEL ROAD, CLYDACH, SWANSEA,
SA6 5PE**

**MOT GARAGE, CAR SHOWROOM, FORECOURT &
ADJOINING SEMI-DETACHED DWELLING**



GARAGE, CAR SALES AND ADJOINING SEMI-DETACHED PROPERTY FOR SALE

COMMERCIAL GARAGES AND ADJOINING SEMI-DETACHED PROPERTY COMPRISING GROUND FLOOR SHOP AREA AND FIRST FLOOR
FLAT | **£495,000** | SHORT DISTANCE FROM THE VILLAGE OF CLYDACH | FREEHOLD WITH VACANT POSSESSION (TENANTED FLAT)



**GLANMOR CHARTERED
SURVEYORS**

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH



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LOCATION

Clydach is a village and community within the Swansea Valley in Swansea, Wales. It is located 7 miles northeast of Swansea city centre. It has a population of 7,500. Clydach has a number of primary schools, neighbouring Glais also has a primary school. The high street is home to a range of independent retail and food outlets.

The immediate area provides good lines of communication via the main B4603, and the A4067 carriageway which connects the M4 to the upper part of the Swansea Valley. The M4 Motorway (J45) is approximately 2.5 miles to the south. The site is located on Capel Road which leads directly to the High Street in the centre of Clydach.

DESCRIPTION

The commercial site includes an MOT garage to the rear, car showroom and forecourt fronting onto Capel Road. The adjoining semi-detached property would also be included in the sale which comprises of a ground floor shop (part of the garage) and a first-floor flat which is current occupied at £445 p/c/m.

The commercial part is currently let at £38,400 p/a and is due to vacate January 2026.



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TENURE

Freehold with vacant possession. Titles included:

- WA462939
- CYM731629
- WA114076
- WA114077
- WA251413
- WA235438

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

Interested parties are asked to verify rates payable by contacting the local authority.

ASKING PRICE

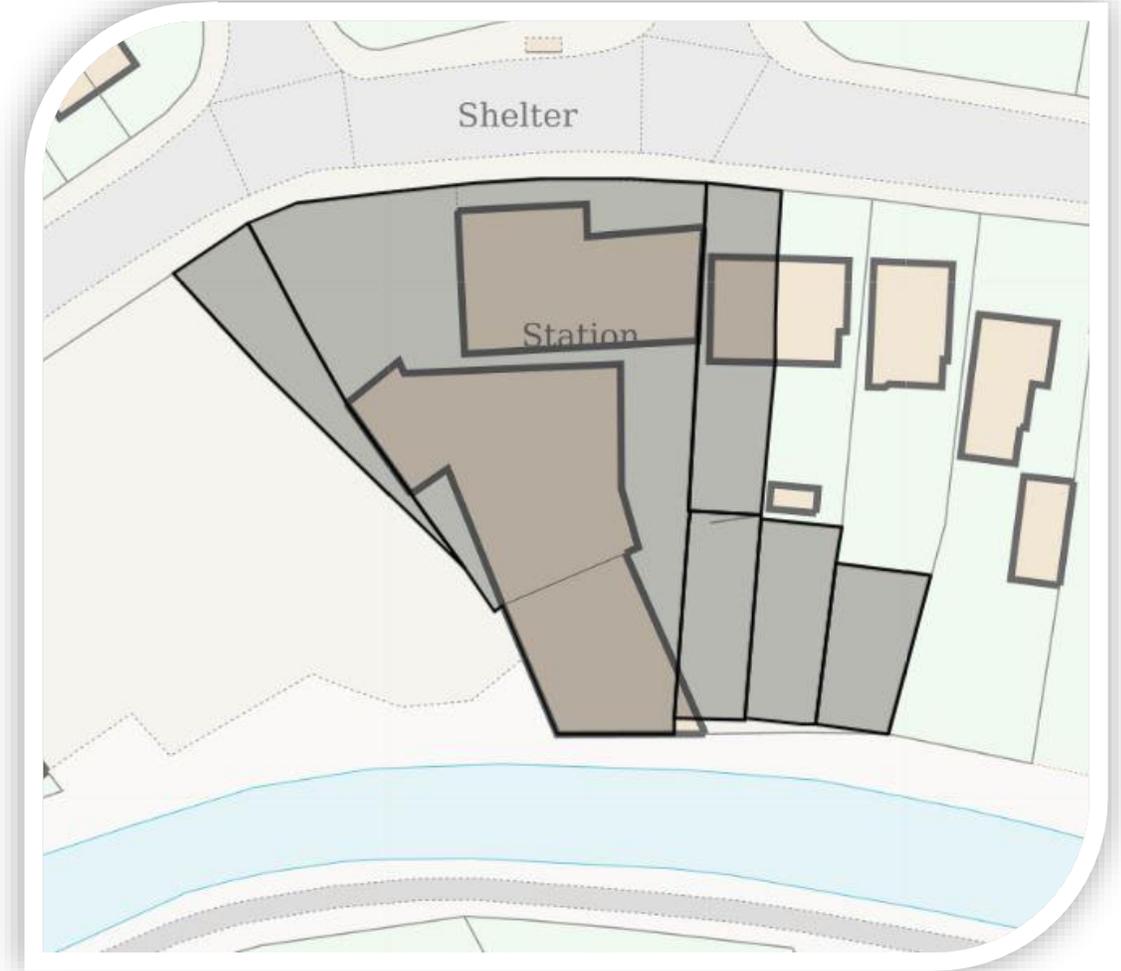
We have been instructed to seek offers in the region of **£495,000**.

CONTACT

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

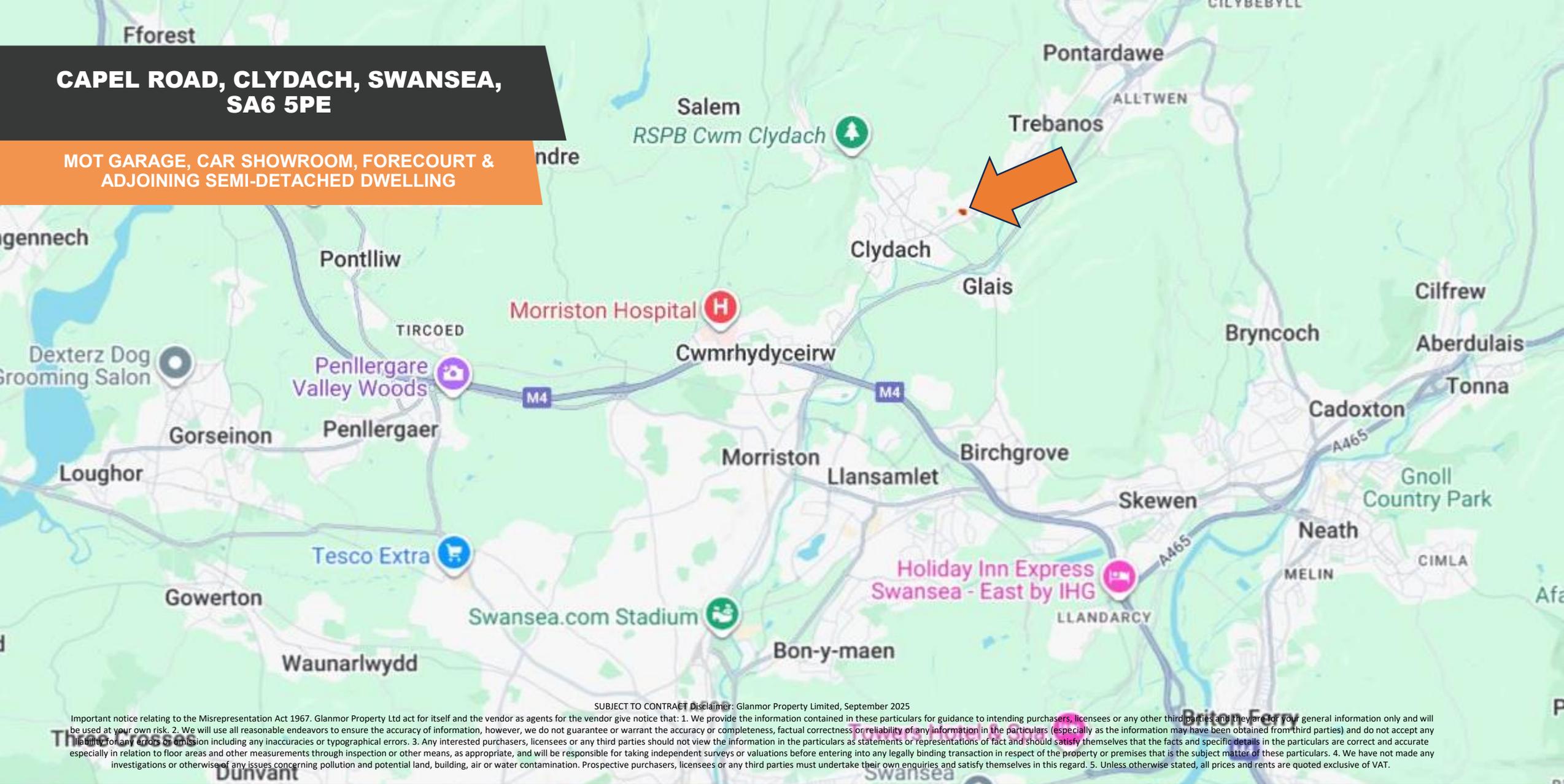
Tel: 01792 439105

Email: info@glanmorproperty.co.uk



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