

**LAND AT PEN YR ALLTWN QUARRY,  
BRYN LLEWELLYN, ALLTWN, SA8 3BR**

**ENCLOSED YARD – APPROX. 0.57 ACRES**

## **YARD TO LET**

ENCLOSED YARD APPROX. 0.57 ACRES | WITHIN PEN YR ALLTWN QUARRY | WELL LOCATED OFF THE A4067  
TO LET £7,000 p/a

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## LOCATION

The storage yard occupies a roadside position at the main entrance to the Quarry within Alltwen, Pontardawe. Alltwen is a village in the Swansea Valleys in Wales, a short distance away from Pontardawe which is on the opposite bank of the River Tawe. Pontardawe is a rural town approximately 4 Miles off the M4 corridor, with good link roads.

The city of Swansea is located approximately 9 miles to the south-west of the subject property and is accessed via the A4067 which is the main Swansea Valley Road.

## DESCRIPTION

The subject yard which is approximately 0.57 acres is mainly level and will be let with perimeter palisade fencing to provide security. There is no water or electricity to the site at present however, they can be provided subject to requirement and negotiations.

The site has an existing use for haulage/storage.



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## TENURE

The storage yard is available immediately on new full repairing and insuring lease terms. Terms to be negotiated.

## VAT

All figures are exclusive of VAT, where applicable.

## BUSINESS RATES

Rateable Value £TBC

UBR for Wales 2025/6 56.8 p in the £

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

## RENT

£7,000 p/a exclusive

## ENERGY PERFORMANCE CERTIFICATE

Not applicable

## CONTACT

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

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