



GLANMOR CHARTERED
SURVEYORS

📍 Swansea & Haverfordwest, South West Wales

Industrial Investments For Sale

112 Ystrad Road, Fforestfach, Swansea, SA5 4NE | 132 Ellis Avenue, Haverfordwest, SA61 1NU

INVESTMENT SUMMARY

- Popular and accessible trading location in South Wales
- Two warehouse/industrial units let to Micheldever Tyre Services Ltd T/A Protyre
- The WAULT is 6 Years to break/expiry (6th February 2032)
- Current passing combined rental of £199,000 pax
- Reversionary rent in the region of £257,500 pax
- Two properties can be sold individually or sold in SPV
- VAT elected – Sale to be treated as a transfer of going concern (TOGC).
- Tenant - Micheldever Tyre Services Ltd T/A Protyre – DELPHI score 100 out of 100.
Credit Limit - £7,000,000
Delphi Band – Very Low Risk
- Freehold
- Offers for the portfolio in the region of £2.65m (Two million six hundred and fifty thousand pounds) subject to contract and exclusive of VAT. A purchase at this level would reflect a Net Initial Yield of 7.06% after deducting the usual purchasers costs of 6.4% and reversionary yield of 9.13%
- Offers for individual lots welcome, POA



HAVERFORDWEST

132 Ellis Avenue, SA61 1NU



SWANSEA

112 Ystrad Road, Fforestfach, SA5 4NE



SWANSEA

INVESTMENT SUMMARY

- Swansea is a coastal city in South-West Wales. The property is located within a prominent industrial estate a short distance from the M4 Motorway
- A substantial industrial/warehouse unit benefitting from a large yard and carpark
- Let in its entirety to Micheldever Tyre Services Ltd t/a Protyre on a reversionary 6 year lease from 7th February 2026 at a rent of £184,000 pax
- Freehold

LOCATION

The subject property is located within Swansea West Industrial Estate, which is a prominent industrial and commercial hub located in the Fforestfach area of Swansea. Approximately 4 miles northwest of Swansea City Centre and about 2 miles south of junction 47 of the M4 motorway. The estate is accessible via the A483 Carmarthen Road, providing convenient transport links for businesses and visitors. Situated on Ystrad Road, which is one of the main roads through the estate.

DESCRIPTION

The property is a large detached industrial/warehouse unit with a small section to the east side which is two-storey. There is an attached portal frame structure to the north side of the building which has recently had a new roof covering. The main storage warehouse also benefits from a single storey office section to the front elevation, a canopy to the east side of the unit, and level loading bays.

The property is situated on a large plot with ample parking to the front and side of the building and a yard area to the opposite side. There are two access points via Ystrad Road.



SWANSEA

ACCOMMODATION

AREA	m2	ft2
Workshop	1,593.1	17,148
Main Warehouse & Ancillary	3,324.8	35,788
Mezz Store	355.8	3,830
Total GIA	5,274	56,766

TENANCY

The property is let by way of a 6-year full repairing and insuring reversionary lease (roof works are capped) from 7th February 2026 to expire 6th February 2032 at a rent of £184,000 pax.

Tenant - Micheldever Tyre Services Ltd T/A Protyre – DELPHI score 100 out of 100.

Credit Limit - £7,000,000

Delphi Band – Very Low Risk

TENURE

The property is held freehold under the following titles:
CYM822752
WA943401

BUSINESS RATES

Rateable Value £83,000

UBR for Wales 2025/26 56.8 p in the £

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

VAT

All figures are exclusive of VAT where applicable.

EPC RATING

Energy Performance Asset Rating C-65

ANTI-MONEY LAUNDERING

The successful offeror will be required to provide relevant personal identification information to satisfy Glanmor Chartered Surveyors AML statutory requirements. Details of the relevant requirements will be provided.

For all enquiries please contact;

Glanmor Chartered Surveyors

01792 439105

info@glanmorproperty.co.uk

HAVERFORDWEST

INVESTMENT SUMMARY

- Haverfordwest is a town in Pembrokeshire, South-West Wales. The property is located near the centre of Haverfordwest on a mainly residential road.
- A substantial industrial/warehouse unit.
- Let in its entirety to Micheldever Tyre Services Ltd t/a Protyre]on a reversionary lease from 7th February 2026 at a rent of £15,000 pax
- Freehold

LOCATION

The subject property is situated on Ellis Avenue, which is a residential street located within the built-up area of Haverfordwest, Pembrokeshire. The street forms part of an established suburban neighbourhood. It lies to the south-east of the town centre and is within easy reach of local schools, services, and community facilities.

The area benefits from good transport accessibility. Local roads link Ellis Avenue to the A40 and A4076, providing direct routes to surrounding settlements and the wider regional network. Bus stops are available within walking distance, and Haverfordwest railway station is located approximately one kilometre away, offering regular services toward Swansea and South Wales.

DESCRIPTION

The property is a large industrial/warehouse unit which consists of steel and concrete frame construction. A large part of the property has been recently re-roofed and remains in a good state of repair. The accommodation comprises of mainly workshop and tyre storage areas and benefits from a modern reception seating area. There is also a small kitchen and office area and a small first floor storage area which is currently not in use.

The property fronts on to Ellis Road and benefits from four roller shutters doors. There is some off-road parking to the front of the property.



HAVERFORDWEST

ACCOMMODATION

AREA	m2	ft2
Reception & Workshop	406.7	4,378
Central Workshop	189.4	2,039
Side Workshop	120.4	1,296
Kitchen/Office/Store	68.3	736
Rear Workshop	157.1	1,691
Total GIA	941.9	10,139

TENANCY

The property is let by way of a 6-year full repairing and insuring reversionary lease (roof works are capped) from 7th February 2026 to expire 6th February 2032 at a rent of £15,000 pax.

Tenant - Micheldever Tyre Services Ltd T/A Protyre –
DELPHI score 100 out of 100.
Credit Limit - £7,000,000
Delphi Band – Very Low Risk

TENURE

The property is held freehold under title WA817326

BUSINESS RATES

Rateable Value £19,250

UBR for Wales 2025/26 56.8 p in the £

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

VAT

All figures are exclusive of VAT where applicable.

EPC RATING

Energy Performance Asset Rating C-66

ANTI-MONEY LAUNDERING

Following agreement of the Heads of Terms, the proposed Tenant or Purchaser shall be required to supply all information and documentation necessary to comply with applicable Anti-Money Laundering (AML) regulations.

For all enquiries please contact;

Glanmor Chartered Surveyors

01792 439105

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**GLANMOR CHARTERED
SURVEYORS**

SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, December 2025.

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