

GCS

GLANMOR CHARTERED  
SURVEYORS



📍 Swansea, South West Wales

# 1a Richardson Road, Swansea, SA1 3TQ

Investment For Sale (Let To Micheldever Tyre Services Ltd T/A Prot tyre)

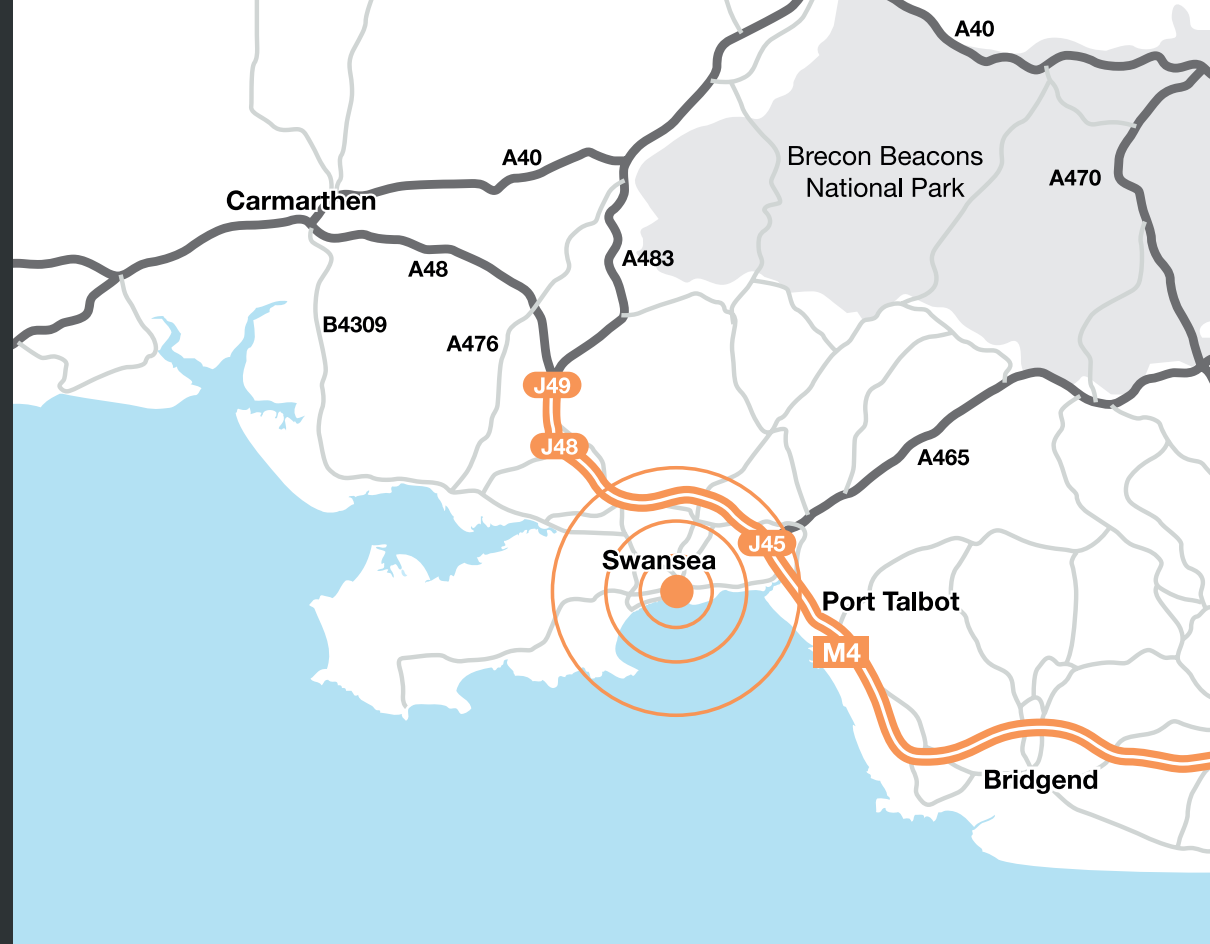
GIA: 676.8m<sup>2</sup> | Passing Rent £24,000 pax | Net Initial Yield 8.4% | For Sale £280,000

# OVERVIEW

## LOCATION

The subject property is centrally located in an urban district in Swansea, positioned between St Helen's Road and Oystermouth Road, giving good access to both the city centre and Swansea Bay. The area consists mainly of terraced housing, with some commercial property on the edge of Swansea city centre. The subject property is near the former Vetch Field which now provides valued community green space.

Richardson Road runs parallel with Oystermouth Road and is positioned to the south of St Helen's Road which provides access to the city centre. Oystermouth Road (A4067) is a main thoroughfare through Swansea linking the city centre to the popular village of Mumbles.



# OVERVIEW

## DESCRIPTION

The property is arranged as a two-storey building of traditional construction which is used as a small workshop and first floor ancillary office, kitchen and WC. Adjoining this building is a steel frame building with a profile metal sheet roof covering. This front work shop leads to a larger workshop and storage area which is of mainly brick and block construction with a concrete frame and roof.

Internally, the accommodation comprises three workshop areas, customer reception area with mezzanine storage above, rear and side storage areas and a first-floor office, kitchen & WC.



# OVERVIEW

## ACCOMMODATION

AREA	m2	ft2
Workshop 1	85.4	919
Workshop 2	51.6	555
Rear Workshop & Reception	172.4	1,856
Rear Store	141.9	1,528
Side Store	82.9	893
First Floor inc. WC & Kitchen	51	547
Mezz, Store & Office	91.7	987
Total GIA	676.8	7,285

## 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 £24,000 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

## EPC RATING

Energy Performance Asset Rating E-104

## TENURE

The property is held freehold under the following titles:  
CYM523346  
WA464226  
WA331799

## ASKING PRICE

Offers in the region of £280,00 (Two hundred and eighty thousand pounds), subject to contract & exclusive of VAT. A purchase of this level would reflect a Net Initial Yield of 8.42% after deducting the usual purchasers costs of 1.7%.

## RATEABLE VALUE

Rateable Value £26,000  
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.

For all enquiries please contact;

**Glanmor Chartered Surveyors**

**01792 439105**

**info@glanmorproperty.co.uk**



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