



GLANMOR CHARTERED
SURVEYORS



📍 Gorseinon, Swansea, SA4 4FE

23-25 Pontardulais Road

Investment Opportunity

Let to Red Kite Business Services Limited | 10 Year Lease from 7th April 2020

Passing Rent £21,000 pax | 8.2% Net Initial Yield

FOR SALE
£250,000

OVERVIEW

ACCOMMODATION

PROPERTY	m2	ft2
23 Pontardulais Road	143.65	1,546
25 Pontardulais Road	66.61	717
Total	210.26	2,263

LEASE DETAILS

Currently let to Red Kite Business Services Limited on a Full Repairing and Insuring Lease. Key lease details below –

Tenant – Red Kite Business Services Limited (formally Redkite Solicitors Services Limited)

Term – 10 years from 17th April 2020

Passing rent - £21,000 pax

TENURE

Freehold.

ASKING PRICE

We have been instructed to seek offers of £250,000 which returns a Net Initial Yield of 8.2% assuming purchaser's costs of 2.5%.

VAT

All figures are exclusive of VAT, where applicable.

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.

EPC RATING

The property has an EPC rating of D-98.

For all enquiries please contact;

Glanmor Chartered Surveyors

01792 439105

info@glanmorproperty.co.uk



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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, March 2026.

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