

TO LET

RETAIL (A1) WITH RESIDENTIAL (C3)

20 Sterry Road, Gowerton, Swansea, SA4 3BR



- GROUND FLOOR RETAIL UNIT WITH 2 BEDROOM FIRST FLOOR FLAT
- RETAIL ACCOMMODATION WITH A NET INTERNAL AREA OF 52.54 SQ.M (565.64 SQ. FT.)
- PROMINENT MAIN ROAD POSITION WITHIN THE ESTABLISHED RESIDENTIAL CATCHMENT OF GOWERTON
- EASE OF ACCESS TO MAIN A484 (0.5 MILES) AND ESTABLISHED ROAD NETWORKS

OFFERS IN THE REGION OF
£12,000 PA

LOCATION

The property is situated on Sterry Road within the established village of Gowerton, approximately 4 miles west of Swansea City Centre. Gowerton serves as a popular residential suburb and benefits from a range of local amenities, including convenience retailing, educational facilities and public transport services.

The property occupies a prominent position fronting Sterry Road, one of the village's principal thoroughfares, benefiting from good levels of passing vehicular traffic and local pedestrian movement. The location enjoys convenient access to the A484, providing direct links to Swansea City Centre, Llanelli and Junction 47 of the M4 Motorway.

Gowerton Railway Station is situated within walking distance of the property and provides regular services to Swansea, Llanelli, Carmarthen and destinations across South Wales, enhancing the property's accessibility for both occupiers and customers.

DESCRIPTION

The subject premises comprises a two-storey mixed use building, with a combined floor area of approximately **110.08 sq.m (1,184.90 sq. ft.)** in total, which is situated along a relative prominent main road position within the popular area of Gowerton, Swansea.

The ground floor comprises an open plan retail sales area extending to approximately 40.59 sq.m (436.91 sq. ft.), which benefits from a shop depth of approximately 7.71m, providing good visibility to passing vehicular and pedestrian traffic. The main sales area is also supported by ancillary accommodation located directly to the rear, comprising an additional storage area. External w.c. facilities are also located to the rear, which can be accessed over the external courtyard.

The first floor provides well-proportioned residential accommodation comprising a reception room, fitted kitchen, bathroom and two bedrooms. The accommodation offers a practical layout capable of supporting a variety of occupational requirements, subject to any necessary consents.

Access is currently obtained via an external steel staircase located within an enclosed rear courtyard. As the courtyard is only accessible through the ground floor commercial premises, the residential accommodation does not presently benefit from an independent means of access. Interested parties should satisfy themselves as to the feasibility of creating separate access should a fully self-contained residential arrangement be required.

ACCOMMODATION

The subject premises affords the approximate dimensions and areas.

GROUND FLOOR

Net Internal Area: 52.54 sq.m (565.64 sq. ft.)

Sales Area: 40.59 sq.m (436.91 sq. ft.)

Shop Depth: 7.71m (25'3")

Internal Width (Max): 5.62m (18'5")

Sales Area (ITZA): 36.28 sq.m (390.56 sq. ft.)

Ancillary: 11.95 sq.m (128.62 sq. ft.)
which briefly comprises the following.

Store Area: 3.02m x 3.96m
accessed directly off the main sales area.

W.C. Facilities

comprising a single toilet cubicle, accessed externally off the rear courtyard.

FIRST FLOOR

Gross Internal Area: 57.54 sq.m (619.36 sq. ft.)

Lounge: 5.07m x 3.83m
accessed off the external steel stairwell over the rear courtyard.

Bedroom 1: 2.99m x 3.42m

Bedroom 2: 1.99m x 3.24m

Staff Kitchen: 3.05m x 4.07m
fitted with a range of wall and base units, etc., with door to.

W.C. Facilities

comprising a single toilet cubicle.

Bathroom

fitted with a two piece suite comprising bath and wash hand basin.

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2026): £3,250

From 1st April 2026, there are three multipliers which may apply to a property in Wales. The provisional multipliers announced for 2026-27 are as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.
- A standard multiplier of 0.502, applicable to most other properties.
- A higher multiplier of 0.515, applicable to properties with a rateable value above £100,000.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk

The residential accommodation is rated separately which benefits from a **Council Tax Band Rating of A.**

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

TERMS & TENURE

Our client's interest is available by the way of a new effective full repairing and insuring lease, under terms to be negotiated.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

20 Sterry Road, Gowerton, Swansea, SA4 3BR



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