

FREEHOLD

108A Woodfield St, Morriston, Swansea SA6 8AS



KEY FEATURES

- FREEHOLD
- PROMINENT LOCATION
- RESIDENTIAL OPPORTUNITY

LOCATION

Morriston is a district town of Swansea, 3.5 miles North of Swansea town centre and 60 miles West of Cardiff. The heart of the town retail community is at Woodfield Street, which consists of many small shops and pubs. Once a month the street is closed to traffic for Morriston Market, a monthly street market selling Welsh produce from hand-made items to fresh food. The nearby Swansea Enterprise Park comprises national chains.

DESCRIPTION

The subject demise comprises a ground floor banking hall and staff/ancillary storage on the first floor. The property fronts Woodfield St.

BUSINESS RATES

From information provided by the VOA website we are informed that the current rateable value of the unit is £7,300. The UBR for 2022/2023 is 49.9p. The property does not qualify for rates making the current rates payable £0.00. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

A copy of the Energy Performance Certificate is available on request.

QUOTING

£50,000. This property is not elected for VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

TENURE

Freehold

ACCOMMODATION

The unit is arranged over the ground and first with the following approximate dimensions and net internal areas:

Ground Floor	654 sq ft	61 sq m
First Floor	371 sq ft	35 sq m
TOTAL AREA	1,025 sq ft	96 sq m

VIEWING:

**STRICTLY BY PRIOR
APPOINTMENT
THROUGH:**

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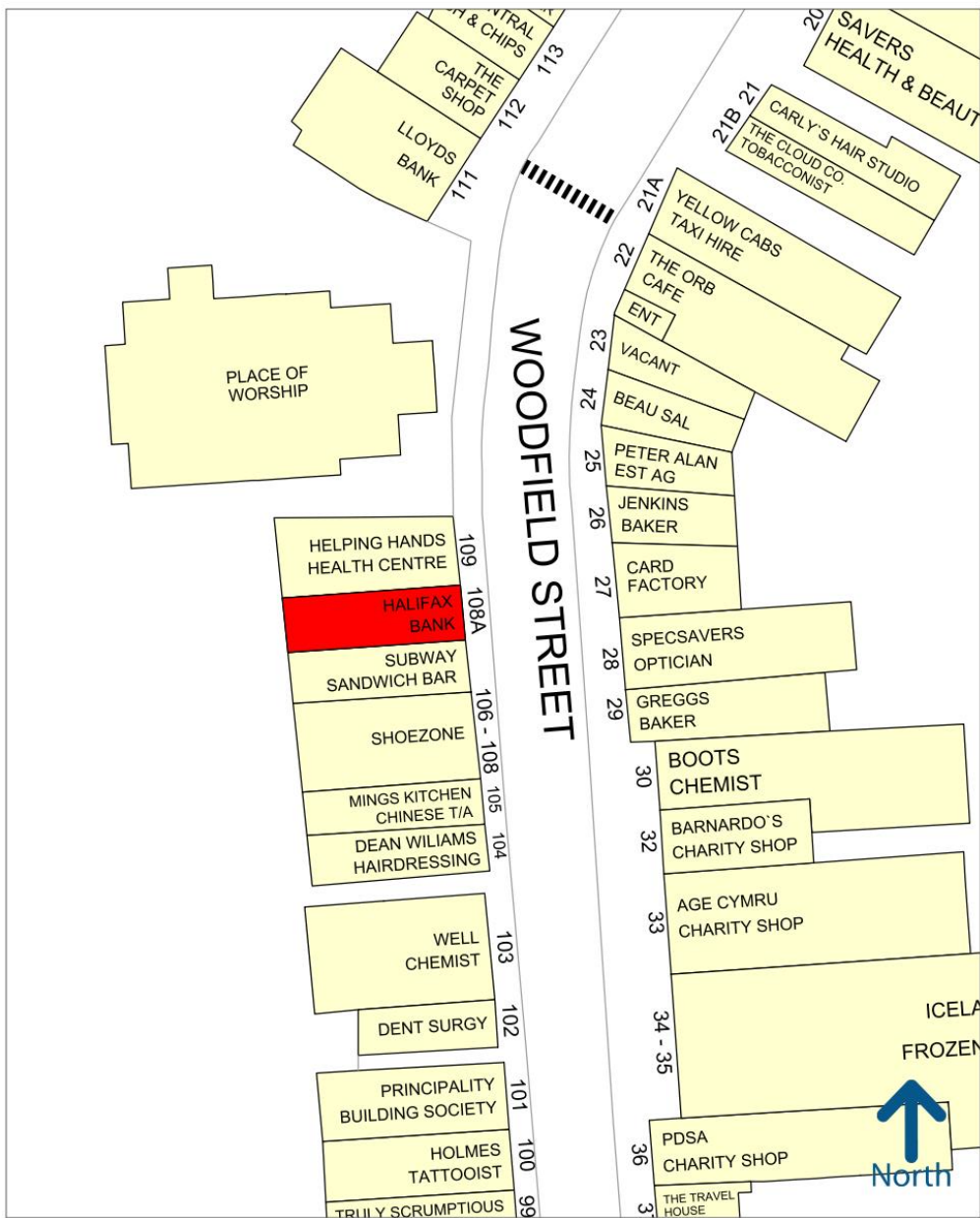
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Morriston

CBRE



25 metres

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