

Lambert  
Smith  
Hampton

# 3 & 3a Church Street

| Gowerton | Swansea | SA4 3EA |

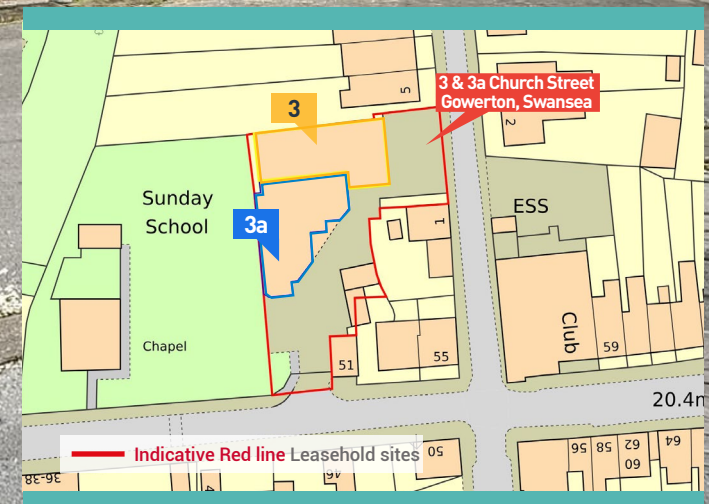


FOR SALE

## OPPORTUNITY SUMMARY

- ✓ Long leasehold
- ✓ Opportunity to redevelop (STP)
- ✓ Available as two separate sites or a whole

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RETAIL ACCOMMODATION & WAREHOUSE WITH ASSOCIATED LAND



## Location & Situation

The properties are situated within the village of Gowerton which is approximately 4 miles north west of Swansea City Centre. Gowerton is a residential area which offers a number of businesses, as well as a railway station with routes to Swansea. Access to the site can be gained from Church Street and Sterry Road.

As the second largest city in Wales, Swansea forms part of the wider City and County of Swansea administrative area and serves as a key commercial and cultural centre for the region. Known for its extensive coastline, vibrant waterfront, and proximity to the renowned Gower Peninsula, the city benefits from excellent transport links, including access via the M4 motorway, direct rail connections to Cardiff, Bristol and London as well as frequent regional bus services.

## Description

### 3 Church Street

The Property is a semi-detached structure of steel frame clad with corrugated sheets with a brick front elevation which was built for food production. This original building has been extended by the vendor to front and rear, overclad and comprehensively refurbished for the sale of mobility products, fishing and pet supplies.

Internally the building has plastered walls and ceilings with surface mounted lighting. The ground floor is mainly set to sales, with a lean-to store, staff room and WC Facilities off. The first floor area provides storage and access is currently provided to 3a Church Street at ground level, but this can be sealed off.

The subject property is edged yellow on the site plan.

The site measures approximately 0.07 acres.

### 3a Church Street

The Property is a semi-detached part single, part two-storey structure of brick and block cavity elevations under a combination of pitched and mono-pitched roofs clad with slates and concrete tiles. This original building has been extended by the vendor to provide the first floor in 2006.

Internally the building has plastered walls and ceilings with surface mounted lighting. The ground floor is mainly set to sales, with store and WC Facilities off. The first floor is used for sales and has separate access as well as a chair lift from the ground floor. Access is currently provided to 3 Church Street at ground level, but this can be sealed off.

## Site Plan



The property also benefits from a substantial renewable energy installation comprising 32 owned (not leased) solar panels, forming an 8 kw system that generates a turnover of approximately £2,500 per annum.

The subject property is edged blue on the site plan.

The site measures approximately 0.05 acres.



## Accommodation

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the floor areas to be as follows:

### 3 Church Street

Accommodation / Use	Sq Metres	Sq Feet
<b>Ground</b> Retail Showroom, store & staff facilities	275.30	2,964
<b>First</b> Low height store	84.30	907
<b>Total Net Internal Area:</b>	<b>359.60 sq m</b>	<b>3,871 sq ft</b>

### 3a Church Street

Accommodation / Use	Sq Metres	Sq Feet
<b>Ground</b> Retail Showroom, store & staff facilities	212.90	2,292
<b>First</b> Retail Showroom, store & staff facilities	143.60	1,545
<b>Total Net Internal Area:</b>	<b>356.50 sq m</b>	<b>3,837 sq ft</b>

## EPC

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3 Church Street – E(124)

3a Church Street – A(23)

## VAT

VAT is not applicable on this transaction.

## Tenure

### 3 Church Street

We understand the property is held on a Long Leasehold and note the details below.

**Date:** 10 February 2023

**Parties:** (1) Parc Mawr Investments Limited  
(2) B E Davies

**Term:** 75 years from 29 September 2020

**Ground Rent:** £1,500 per annum (subject to review every 15 years)

**Review Basis:** Market Rent excluding tenant's improvements made before and after commencement of the lease

**Other terms:** The tenant meets all occupational costs, repairs and pays the landlord's insurance premium.

### 3a Church Street

We understand the property is held on a Long Leasehold and note the details below.

**Date:** 16 April 2003

**Parties:** (1) Parc Mawr Investments Limited (2) B E Davies

**Term:** 75 years from 25 March 2002.

**Ground Rent:** £1,500 per annum (subject to review every 15 years – next review due in March 2032)

**Review Basis:** 23% of Market Rent excluding tenant's improvements made before and within 21 years after commencement of the lease. At the next rent review the building stands to be valued in its current layout, including the first floor (which was disregarded at the last rent review).

**Other terms:** The tenant meets all occupational costs, repairs and pays the landlord's insurance premium

We note that the vendor is in the process of extending both leases to 100 years.

## Viewing and Further Information

Viewing strictly by prior appointment.

**Charlotte Miller**

**M:** 07590 491 877

**E:** [cmiller@lsh.co.uk](mailto:cmiller@lsh.co.uk)

**Rachel Bassett**

**M:** 07887 792 790

**E:** [rbassett@lsh.co.uk](mailto:rbassett@lsh.co.uk)

Lambert  
Smith  
Hampton

[lsh.co.uk](http://lsh.co.uk)

**Lambert Smith Hampton**

Axis 1, Axis Court, Mallard Way, Swansea, SA7 0AJ

**Office: 029 2049 0499**

## Business Rates

We have made enquiries and note the property appears in the 2026 Rating List and is listed as follows:

Address/Description	Rateable Value
<b>Warehouse 3a, Church Street, Gowerton, Swansea, SA4 3EA</b> Warehouse & Premises	<b>£9,300</b>

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

## Proposal

**3 Church Street** – Asking price of **£240,000**

**3a Church Street** – Asking price of **£295,000**

**Whole site - Offers Invited**