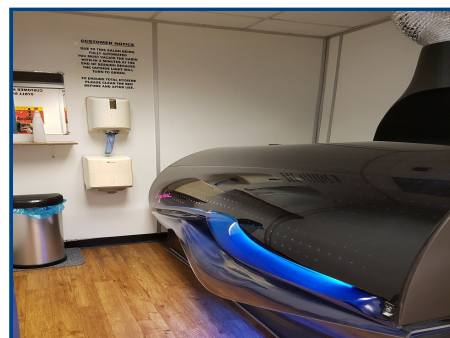


**42 Woodfield Street
Morrison
Swansea
City & County of Swansea
SA6 8AG**

Price £139,950



- Two Storey Retail Unit
- Currently Used as a Tanning shop
- Sold as a Business or a Building
- Rear Lane Access
- Busy Town Centre Location Next to Wilko



General Description

A two storey Town centre Retail Unit, currently used as a Sun bed shop. The property has 5 booths and includes top of the range equipment. The property has large lower ground floor storage rooms. Rear lane access. The property is available as a business or as a building only.

Property Description

A two storey Town centre Retail Unit, currently used as a Sun bed shop. The property has 5 booths and includes top of the range equipment. The property has large lower ground floor storage rooms. Rear lane access. The property is located next to Wilko on a busy area of the street. The property is available as a business or as a building only.

Main shop

Approx Area (32 sqm) or (776 sq ft)

Currently used as a tanning salon, with 5 private coin operated booths, 4 with 'Avon Guard' horizontal sun beds and one with 'Smart Solarium Tron X5' stand up sun booth which is approx 6 months old.

The main retail area has a shop width of 4.94m and is finished with laminate effect flooring. There is also a further UV Scanner booth with changing room within the main retail area.

To the rear of the retail area is a store room with vibration exercise equipment and access to basement.

Lower Ground Floor.

Approx Area: (47m²) or (5105 sq ft)

Access to rear lane via roller shutter doors. Toilet facilities, two stock/equipment rooms. Phase 3 power unit.

General

The business has been family run for many years. The property is being sold due to retirement.

The property occupies a prime town centre location and would be suitable for a number of uses subject to change of use.

Rateable Value: approx £8,000 per annum.



Important notice

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Professional Services

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