



Guide price: £59,950+

### Detached Industrial Unit

Tawe House, Land On the North side of new Road, Pontardawe Swansea SA8 4PJ

### OVERVIEW

For sale by online auction. A semi-detached part two storey and part single storey office with good off road parking provision to the front.

The offices are arranged over ground and first floors. On the ground floor there are three 'cellular' offices and two larger open plan office areas. To the left hand side of the ground floor there is a utility room and two separate W.C's.

Two larger open plan offices make up the first floor space, with stairs down to the ground floor at the rear left hand side.

### Floor Area

Ground floor: 115 m2 / 1,236 ft2

First floor: 101 m2 / 1,092 ft2

Total approx area: 216 m2 / 2,382 ft2

### Tenure - Freehold

Freehold with vacant possession. The land registry title number is WA264783.

## Lot No. 4

Auction Date: 16 & 17 October 2024

### Rateable Value

The ground floor has a rateable value of £3,750 and the first floor £1,750 with effect from 1 April 2023.

### Services

We understand the property to have mains electricity, water and drainage. We recommend interested parties complete their own investigations into the suitability of the services.

### Buyers Premium

3% (min. £4,500) inc. VAT

### Legal Pack

Please refer to the legal pack for this lot [johnpye.auctiondocs.com](http://johnpye.auctiondocs.com)

### Energy Performance Certificate

<https://find-energy-certificate.service.gov.uk/energy-certificate/0230-0231-4349-6925-9006>

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

### FEATURES

- Auction date: 16 & 17 October 2024
- Semi-detached office building
- Part two storey part single storey
- Good off road parking provision
- Poor condition, requiring refurbishment
- Guide price £59,950+
- Opportunity to add value
- Freehold with vacant possession
- Development potential (STP)
- Land registry title no WA264783

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