



Former ATS Centre

High Street, Gorseinon, SA4 2DL

**Rare Opportunity to Acquire
a Tyre & Exhaust Premises -
Suitable for Alternative Uses
Subject to Planning**

6,628 sq ft
(615.76 sq m)

- Vacant Possession
- Excellent Roadside Frontage
- 6.5 Miles From SwanseaTown Centre
- 0.524 Acre Site Area

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Summary

Available Size	6,628 sq ft
Price	Offers in excess of £380,000
Rates Payable	£28,112 per annum Current 2026/2027 Rates List
Rateable Value	£56,000
EPC Rating	Upon enquiry

Description

The property comprises a detached industrial unit with a forecourt area to the front which provides parking and access to the unit via a pedestrian and 4 loading doors. There is a self contained compound along the western and rear elevations. The unit is constructed on a steel portal frame with brick/block and clad elevations under a pitched roof. Internally the unit is configured as workshop, reception, offices and WC, with a clear eaves height of 4m and a mezzanine floor.

Location

The property is situated in Gorseinon approximately 6.5 miles north west of Swansea centre, the property fronts on to the A4240 approximately 0.25 miles west of Gargoch Industrial Estate.

Accommodation

The accommodation comprises the following areas and a mezzanine of 1,517 sq ft

Name	sq ft	sq m
Ground - Workshop	5,629	522.95
Ground - Office/Reception/WC	999	92.81
Total	6,628	615.76

Tenure

The property is available freehold with vacant possession.

Terms

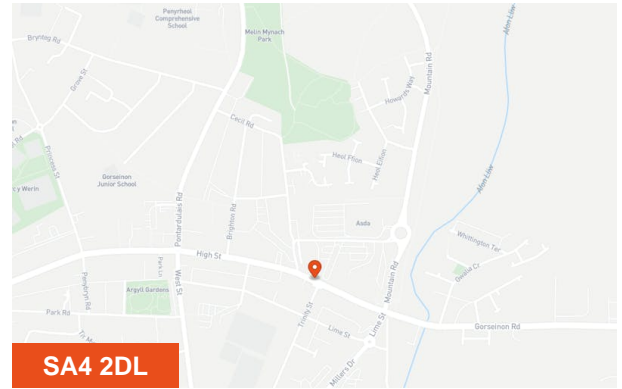
Offers in excess of £380,000 exclusive of VAT.

Legal Fees

Each party to bear their own legal fees incurred in the transaction.

Anti Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.



Viewing & Further Information

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