

FOR SALE

MIXED USE COMMERCIAL INVESTMENT

1192-1194 Neath Road, Plasmarl, Swansea,
SA6 8JT



- A LARGE MIXED USE INVESTMENT OPPORTUNITY WITH POTENTIAL FOR FURTHER RENTAL GROWTH
- EASILY ACCESSIBLE LOCATION ALONG OUTSKIRTS OF SWANSEA CITY CENTRE
- 656.07 SQ.M (7,061.93 SQ. FT.) ARRANGED OVER THREE FLOORS
- FULLY LET PRODUCING A CURRENT RENT PASSING OF £51,120 PER ANNUM, PROVIDING A GROSS INITIAL YIELD OF 9.73%
- LARGE CAR PARK TO REAR WITH DESIGNATED PARKING FOR A MINIMUM OF 21 SPACES

OFFERS IN THE REGION OF
£510,000

LOCATION

The property forms part of a prominent mixed-use parade on Neath Road in the established Landore district of Swansea, approximately 2.5 miles north of the city centre. Neath Road is a busy arterial route providing direct access to Swansea city centre, Morriston and the M4 corridor, ensuring strong connectivity and consistent passing traffic.

The immediate area comprises a dense mix of residential housing, local retailers and commercial occupiers, supporting a sustainable trading environment and ongoing tenant demand. Nearby amenities include the Swansea.com Stadium, Morfa Retail Park and established transport links, enhancing the overall appeal of the location.

The surrounding catchment is predominantly residential, with a strong rental market underpinning demand for both commercial and residential accommodation. The property's position within this established mixed-use setting offers investors an opportunity to secure diversified income in a well-connected and proven Swansea location.

DESCRIPTION

The subject premises comprises a substantial size mid terraced three-storey mixed use property, measuring approximately **656.07 sq.m (7,061.93 sq. ft.)** in total, which is located along a prominent main road position along outskirts of Swansea city centre, within the suburb of Plasmarl.

We note that the premises was previously occupied for use as a spray shop and toy manufacturer, which has since been significantly altered and redeveloped in 2020 to comprise a total of five self-contained commercial units, producing a total rent passing of **£51,120 per annum**. Based on the overall rates (per sq. ft.), it would appear that the current investment asset has potential for future rental growth.

A total of four retail units are located over the majority of the ground floor (three of which benefit from a prominent position along the main highway to the front), with the remaining ground floor unit located to the rear of the site. The remaining commercial accommodation is arranged over of the entire first and second floors, which can be accessed independently to the rear via an external steel stairwell.

The subject premises appears to accommodate a good mixture of independent occupiers, which include a dance school, hair salon, beauty therapy studio and aesthetics clinic over the ground floor, while the upper floors is currently occupied in its entirety by a tattoo studio.

TENANCY SCHEDULE

Unit No.	Description	Tenant	Rent
No. 1192 (Unit 1)	Hair Salon (Ground Floor)	1192 Hair	£9,960 pa
No. 1193 (Unit 2)	Aesthetics Clinic (Ground Floor)	TBE Medical Aesthetics	£10,440 pa
No. 1194 (Unit 3)	Dance School (Ground, First and Second Floors)	Dani Dee Dance Studio	£13,680 pa
R/O No. 1192 (Unit 4)	Beauty Studio (Ground Floor)	Studio 7	£6,480 pa
No. 1192-1193 (Unit 5)	Tattoo Studio (First and Second Floors)	Williams & Jones Tattoo	£5,280 pa
Total			£51,120 pa

We also advise that the main building appears to be located within a relatively large site area, measuring approximately **0.262 acre (0.106 hectare)**, which also benefits from an enclosed courtyard to the rear, comprising a total of 21 no. parking spaces.

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

No. 1192 Neath Road:	£8,400 (Rateable Value)
No. 1193 Neath Road:	£6,200 (Rateable Value)
No. 1194 Neath Road:	£9,300 (Rateable Value)
No. 1192-1193 Neath Road:	£7,100 (Rateable Value)

From 1st April 2026, there are three multipliers which may apply to a property in Wales. The provisional multipliers announced for 2026-27 are as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.
- A standard multiplier of 0.502, applicable to most other properties.
- A higher multiplier of 0.515, applicable to properties with a rateable value above £100,000.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT.

TERMS & TENURE

The subject premises is available Freehold, which is subject to the following tenancies disclosed within the tenancy schedule below.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

No. 1194 (FF Studio)



No. 1194 (Sales)



No. 1192 (Sales Area)



No. 1192 (Rear Sales)



No. 1193 (Sales)



Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

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Treatment Room (No. 1193)



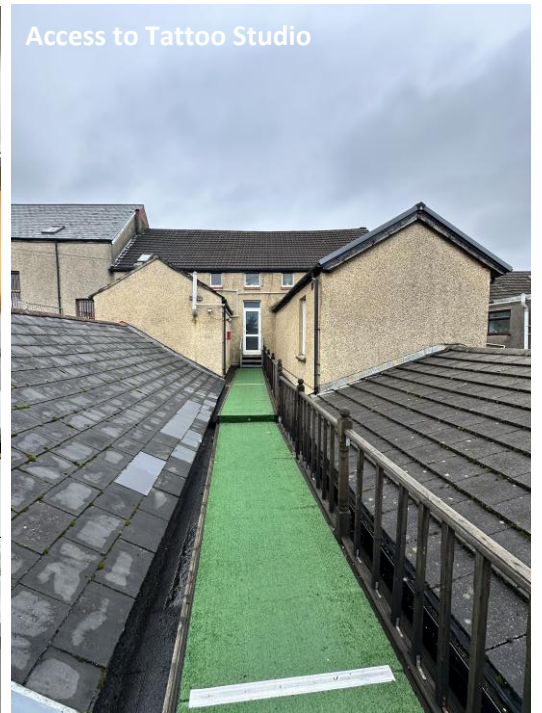
Waiting Area (No. 1192-1193)



R/O No. 1192 (Sales)



Access to Tattoo Studio



Rear Car Park



W.C. Facilities (No. 1192-1193)



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