



SITUATION

Located in Swansea's prime retail thoroughfare, adjacent to **Peacocks**, opposite **Bon Marché** and **BetFred** and amongst such other multiples as **Waterstones**, **Greggs**, **NatWest** and **Poundland**.

Swansea is the commercial centre of South Wales and lies approx. 34 miles west of Cardiff on the M4 (Junctions 42–47).

PROPERTY

A mid terraced building comprising a **Large Ground Floor Shop** with internal access to **Ancillary Accommodation** on first, second and third floor levels. The property includes a roller shutter door at the rear.

ACCOMMODATION

Large Ground Floor Shop

Gross Frontage	36'2"
Internal Width	32'8"
Shop Depth	78'4"
Built Depth	126'0"
Sales Area	Approx. 2,440 sq ft
Store Area	Approx. 1,075 sq ft

First Floor Ancillary

Area	Approx. 3,605 sq ft
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WCs

Second Floor Ancillary

Area	Approx. 3,660 sq ft
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Third Floor Ancillary

Area	Approx. 765 sq ft
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Total Area	Approx. 11,545 sq ft
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VAT is applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Caversham Finance Ltd t/a Brighthouse (Electrical retailers with over 240 branches)** for a term of 5 years from 4th October 2019 at a current rent of **£35,000 per annum** exclusive (see Notes 1 & 2).

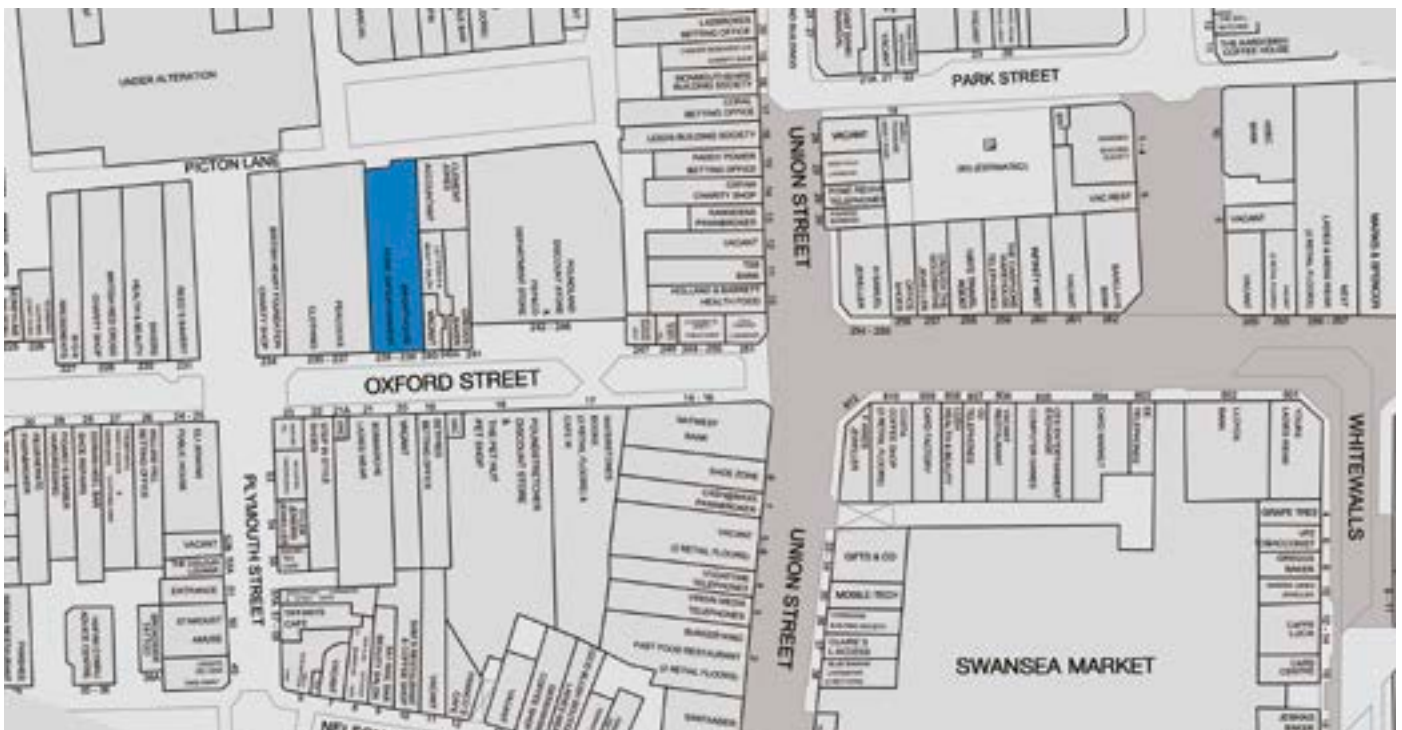
Mutual Break October 2022

Note 1: This lease is a renewal of a previous lease and the rent was reduced from £70,000 p.a.

Note 2: The lease is excluded from the renewal provision of s.24-28 of the L & T Act 1954.

***Reserve below £300,000**

Gross Yield 11.7%
6 week completion



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£35,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Stephen Rimmer LLP

Tel: 01323 644 222 Ref: Mark Poulton

Email: mp@stephenrimmer.com

For legal documents, please refer to page 8 of this catalogue

The successful Buyer will be liable to pay the Auctioneers an administration fee of £850 (including VAT) upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders' page