For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)





**Freehold Retail Investment** 

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#### **Property Information**

<ul> <li>Freehold Retail Investment</li> <li>Entirely let to The Original Travel House Limited - a part of Hays Travel</li> <li>New 10-year lease from July 2023 (subject to option)</li> <li>VAT-free investment</li> <li>Town centre location</li> <li>Nearby occupiers include Iceland Supermarket, Heron Foods, Boots Pharmacy, Domino's and Greggs</li> </ul>		Location	Description The property comprises a shop arranged on the ground, basement and first floors. VAT VAT is not applicable to this lot.		
		Miles       3 miles north of Swansea City Centre, 46 miles north-west of Cardiff         Roads       A48, A4067, M4 (Junction 45)			
		Rail     Llansamlet, Swansea Train Station       Air     Cardiff International Airport			
<b>Lot</b> 25	Auction 15th February 2024	Situation	Completion Period		
<b>Rent</b> £10,500 per Annum Exclusive	Status Available	The property is situated on the east side of Woodfield Street, in the heart of Morriston town centre, within close proximity to Neath Road (A4067). Nearby occupiers include Iceland Supermarket, Heron Foods, Boots Pharmacy, Domino's and Greggs.	Six Week Completion		
Sector High Street Retail	Auction Venue Live Streamed Auction	Tenure	-		
		Freehold.			
		EPC	_		
		Band B			

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#### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Tem	Rent p.a.x.	Rent Review
Ground Basement First	Retail/Ancillary Ancillary Ancillary	32.23 21.27 32.05	(347) (229) (345)	THE ORIGINAL TRAVEL HOUSE LIMITED (2)	10 years from 31/07/2023 on a full repairing and insuring lease (3)	£10,500	31/07/2028
Total		85.55	(921)			£10,500	

(1) Areas provided by VOA (www.gov.uk/find-business-rates).

(2) Established in 1992, The Original Travel House Limited are established travel agents with 16 shops located in South Wales (www.travelhouse.co.uk). The company was acquired by Hays Travel in November 2023.

(3) The lease is subject to a tenant option to determine on 31/07/2028. The lease is also subject to a schedule of condition.

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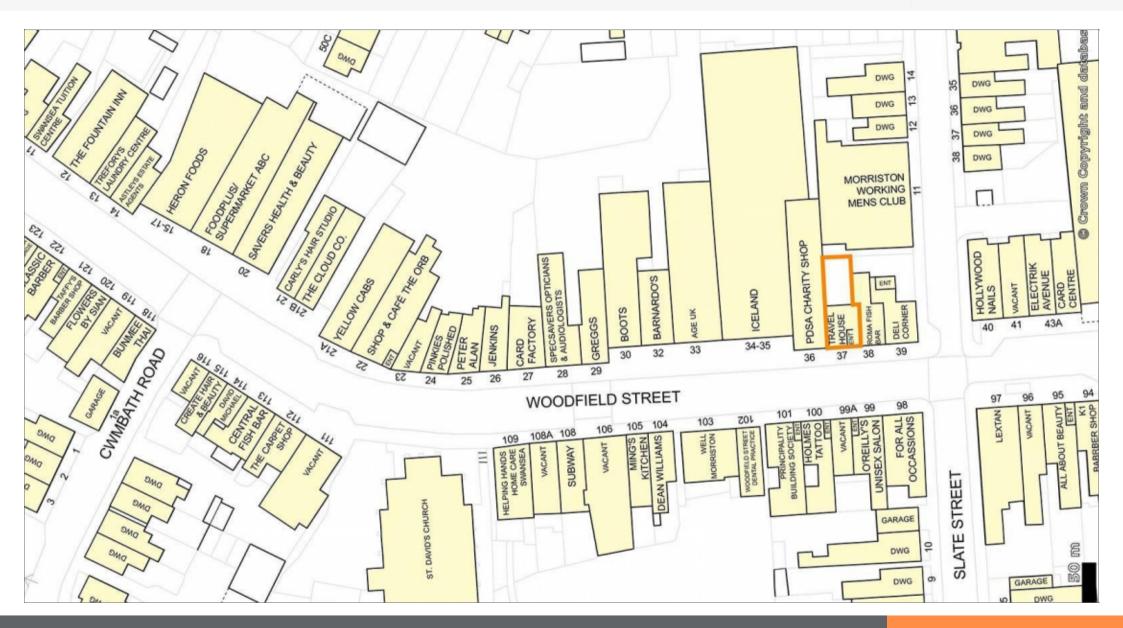




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#### Contacts

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