

**Lot 25, 37 Woodfield Street, Morriston, Swansea,**

**SA6 8AB**

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



# Lot 25, 37 Woodfield Street, Morriston, Swansea,

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### Property Information

#### Freehold Retail Investment

- Entirely let to The Original Travel House Limited - a part of Hays Travel
- New 10-year lease from July 2023 (subject to option)
- VAT-free investment
- Town centre location
- Nearby occupiers include Iceland Supermarket, Heron Foods, Boots Pharmacy, Domino's and Greggs

#### Lot

25

#### Auction

15th February 2024

#### Rent

£10,500 per Annum Exclusive

#### Status

Available

#### Sector

High Street Retail

#### Auction Venue

Live Streamed Auction

#### Location

##### 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

#### Situation

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.

#### Tenure

Freehold.

#### EPC

Band B

#### Description

The property comprises a shop arranged on the ground, basement and first floors.

#### VAT

VAT is not applicable to this lot.

#### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Tenant	Term	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
<b>Total</b>		<b>85.55</b>	<b>(921)</b>			<b>£10,500</b>	

(1) Areas provided by VOA ([www.gov.uk/find-business-rates](http://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](http://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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## Contacts

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SA6 8AH

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September 2020