

**Lot 20, 4a Vaughan Street, Llanelli,**

**Carmarthenshire SA15 3TY**

For sale by Auction on 27th March 2024 (unless sold or withdrawn prior)



Well-Secured Retail Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

# Lot 20, 4a Vaughan Street, Llanelli, Carmarthenshire SA15 3TY

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## Property Information

### Well-Secured Retail Investment

- Let to McDonald's Restaurants Limited (sublet to HSBC Bank Plc)
- Lease expires June 2033 (No breaks)
- HSBC in occupation for over 20 years
- Recent interest from McDonald's to re-occupy - planning permission granted for change of use to restaurant/takeaway in January 2024
- Pedestrianised town centre location
- Nearby occupiers include Asda Supermarket, Boots the Chemist, Nando's, Greggs, Home Bargains and Odeon

**Lot**  
20

**Auction**  
27th March 2024

**Rent**  
£49,500 per Annum Exclusive

**Status**  
Available

**Sector**  
High Street Retail

**Auction Venue**  
Live Streamed Auction

### Location

**Miles** 12 miles north-west of Swansea, 54 miles north-west of Cardiff

**Roads** A476, A484, A4138, A4214, M4 (Junction 48)

**Rail** Llanelli Railway Station

**Air** Cardiff International Airport

### Situation

The property is prominently situated on the east side of the pedestrianised Vaughan Street, one of the town's primary retail thoroughfares, at its junction with Mincing Lane. Nearby occupiers include Asda, Supermarket, Boots the Chemist, Nando's, Greggs, Home Bargains and Odeon.

### Tenure

Long Leasehold. from Carmarthenshire County Council for a term of 125 years from 29/04/1998 (circa 100 years unexpired) at a peppercorn.

### EPC

Band C

### Description

The property comprises a banking hall and office accommodation arranged on the ground and first floors, with office and sales accommodation on both floors. The property benefits from 3 car parking spaces and rear service access.

### VAT

VAT is applicable to this lot.

### Note

McDonald's plans return to Llanelli town centre (see attached article dated 25/09/2023)- <https://www.walesonline.co.uk/whats-on/food-drink-news/mcdonalds-plans-return-llanelli-town-27782009>

### Completion Period

Six Week Completion

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas (Approx sq ft)	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Bank Offices/Ancillary	194.00 114.50	(2,088) (1,232)	MCDONALD'S RESTAURANTS LIMITED (1) (sublet to HSBC Bank Plc)	35 years from 04/06/1998 expiring on 03/06/2033, on a full repairing and insuring lease	£49,500	04/06/2028
<b>Total</b>		<b>308.50</b>	<b>(3,320)</b>			<b>£49,500</b>	

(1) For the year ending 31/12/2022, McDonald's Restaurants Limited reported a turnover of £1,597,442,000, a pre-tax profit of £170,875,000 and a net worth of £675,611,000 (www.northrow.com)

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## Contacts

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September 2020