

Lot 32, 44-50 Woodfield Street, Morriston, Swansea,
SA6 8AG

For sale by Auction on 15th May 2025 (unless sold or withdrawn prior)



Freehold Retail and Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Retail and Development Opportunity		Location	Description
<ul style="list-style-type: none">Substantial Building suitable for development (subject to consents)Approximately 3,494.70 sq m (37,616 sq ft)Site Area of approx. 0.25 Ha (0.62 Acres)Low Capital Value per sq ft on guide priceImmediate asset management opportunitiesProminent position on busy retailing thoroughfareRear loading and car parkNearby occupiers include Iceland, Heron Foods, Savers, Domino's, Greggs and Subway		<p>Miles 3 miles north of Swansea City Centre, 46 miles north-west of Cardiff</p> <p>Roads A48, A4067, M4 (Junction 45)</p> <p>Rail Llansamlet, Swansea Train Station</p> <p>Air Cardiff International Airport</p>	<p>The property comprises a substantial ground floor shop with ancillary accommodation to the lower ground and basement floors and benefitting from rear loading and parking spaces via Glantawe Street.</p>
<p>Lot 32</p> <p>Auction 15th May 2025</p> <p>Rent £243,799 per Annum Exclusive (1)</p> <p>Sector High Street Retail, Development</p> <p>Status Available</p> <p>Auction Venue Live Streamed Auction</p>		<p>Situation</p> <p>Morriston, is a popular suburb of Swansea, 3 miles north of the City Centre. The property is situated on the east side of Woodfield Street, the primary retailing thoroughfare in the area and close to Neath Road (A4067) and 1 mile south of J5 of the M4. Nearby occupiers include Iceland, Heron Foods, Savers, Domino's, Greggs and Subway.</p> <p>Tenure</p> <p>Freehold.</p>	<p>VAT</p> <p>VAT is applicable to this lot.</p> <p>Octopus Bridging Loan for Buyers</p> <p>Note</p> <p>This property is being marketed for sale on behalf of Receivers and therefore no warranties, representations or guarantees are given or will be given by the Receivers or the Auctioneers in respect of the information in these particulars or any matter relating to the property, including VAT. Any information provided is provided without liability on the part of the Receivers and Auctioneers for any reliance placed on it. The Receivers are acting without personal liability and are not bound to accept the highest or any offer.</p>

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground Lower Ground Basement	Retail Ancillary Ancillary	3,494.70	(37,616)	WL REALISATIOINS (2023) LIMITED in administration (1)	Approx. 20 years from 21/05/2007 until 17/05/2027	£243,799
Total		3,494.70	(37,616)			£243,799

- (1) WL Realisations (2023) Limited is in Administration and the Administrators have not been paying the rent.
(2) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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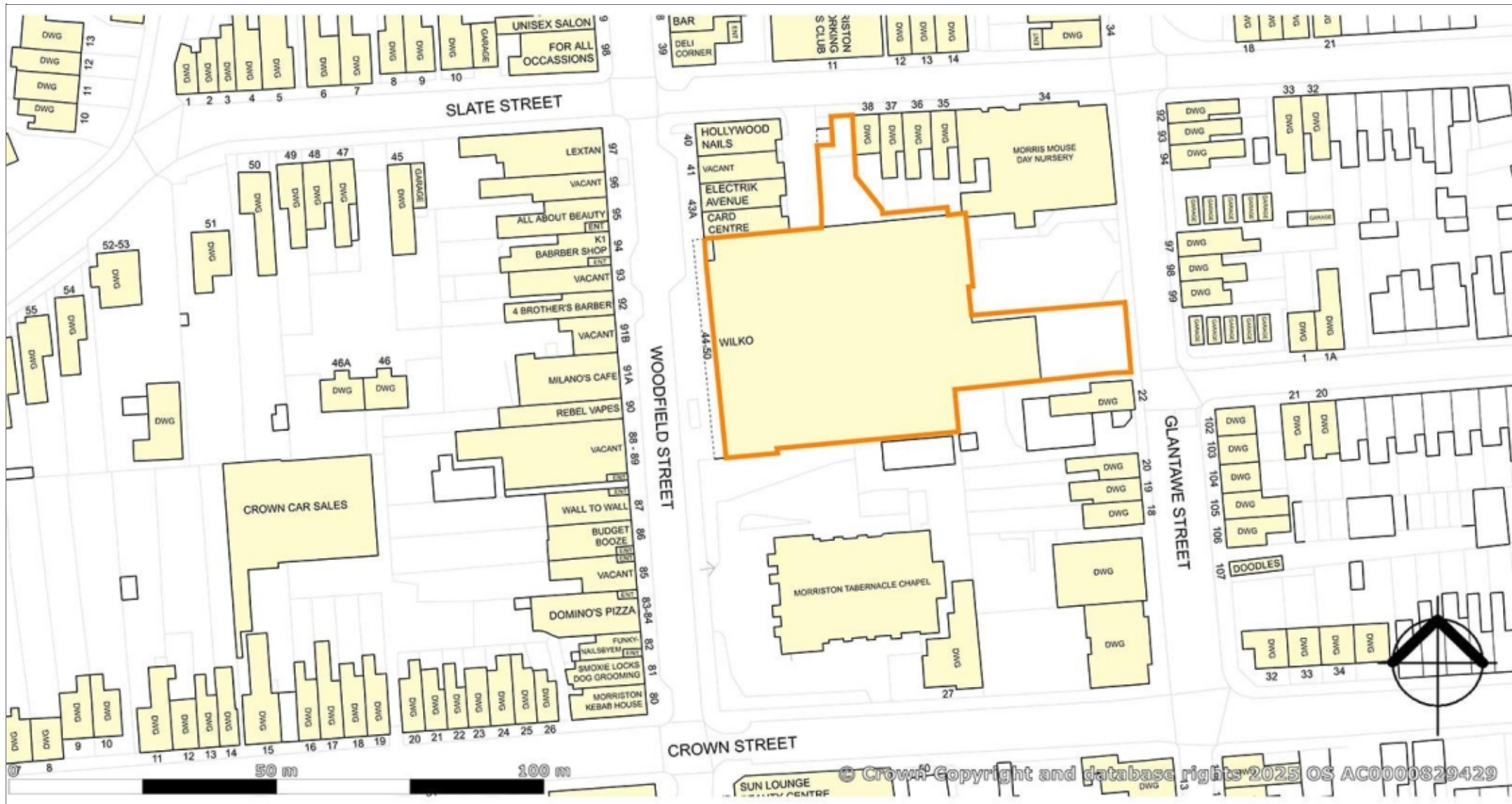
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