

Lot 27, 18 to 20 St Mary's Square, Swansea,

SA1 5HR

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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Property Information

Freehold City Centre Retail Investment	
• Let to HMV and New Look • Prominent position on the entrance to the Quadrant Shopping Centre • Approximately 4,311.00 sq m (46,402 sq ft) • Opposite Primark and en route to Bus Station • Includes rear Loading and Car Parking • Nearby occupiers include Primark, Marks & Spencer, Boots, McDonalds, Taco Bell, Costa, River Island and Superdrug	
Lot 27	Auction 30th October 2025
Rent £230,000 per Annum Exclusive	Status Available
Sector Retail, High Street Retail	Auction Venue Live Streamed Auction
On Behalf of a Major Fund	

Location

Miles	42 miles west of Cardiff, 51 miles west of Newport, 85 miles west of Bristol
Roads	A483, A4067, A484
Rail	Swansea Railway Station
Air	Cardiff Airport, Swansea Airport

Situation

The property occupies a prominent retailing position in the heart of Swansea City Centre. Benefits from being situated on St Mary's Square, immediately adjacent to the main entrance of the Quadrant Shopping Centre, as well as directly opposite a major Primark and Swansea Indoor Market. The property benefits from additional frontages within the Quadrant Shopping Centre as well as high footfall from the link to Swansea Bus Station. Nearby occupiers include Primark, Marks & Spencer, Boots, McDonalds, Taco Bell, Costa, River Island and Superdrug.

Tenure

Freehold.

EPC

Unit 1 = Band D. Unit 2 = Band D

Description

The property comprises a substantial retail building providing two substantial retail units, both with ground floor retail accommodation and ancillary accommodation on the first floor, benefitting from rear loading and car parking via Thomas Street.

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Reversion
Unit 1	Ground First	Retail Ancillary	1,022.00 1,019.00	(10,997) (10,971)	SUNRISE RECORDS AND ENTERTAINMENT LIMITED (CRN 11805729) t/a HMV (1)	4 years from 25/03/2023	£100,000	31/03/2028
Unit 2	Ground First	Retail Ancillary	1,119.00 1,151.00	(12,043) (12,391)	NEW LOOK RETAILERS LIMITED (CRN 01618428) t/a New Look (2)	5 years from 30/09/2023	£130,000	29/09/2028
Total Approximate Floor Area			4,311.00	(46,402)			£230,000	

(1) For the year ending 30/05/2024 Sunrise Records and Entertainment Limited (CRN: 011805729) reported Turnover of £189,597,000 and a Gross Profit of £80,746,000 (Source: Financial Statements as published at Companies House 9/10/2025)

(2) For the year ending 30/03/2024 New Look Retailers Limited reported a Turnover of £735,403,000, a Pre Tax loss of negative £3,654,000 and Net Assets of £8,606,000 (Source: Annual Report and Financial Statement 9/10/2025).

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2024