

lot 24

Focus DIY & Gardening, Unit 2 Bran Close Swansea Enterprise Park, Swansea, Mid Glamorgan SA7 9DE

Rent
£300,000
per annum
exclusive
(gross),
£270,000
per annum
exclusive (net)

Substantial Retail Warehouse Unit

- Entirely let to Focus (DIY) Limited (guaranteed by Focus Retail Group plc) until 2027
- Approximate site area of 0.99 hectares (2.434 acres)
- Established industrial area close to Junctions 44 and 45 of the M4 motorway
- Nearby occupiers include Halfords, Carpet Right, Renault and Poundstretcher
- Large on-site car park for approximately 125 cars



On behalf of
Henderson Global
Investors Ltd



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£300,000
 per annum
 exclusive
 (gross),
£270,000
 per annum
 exclusive (net)



Location

Miles: 3.6 miles north-east of Swansea city centre
 42 miles north-west of Cardiff
 Roads: A48, A4217, M4 (Junction 44)
 Rail: Llansamlet Railway Station
 Air: Swansea Airport

Situation

The property is situated in an established industrial location in Swansea Industrial Estate on the eastern side of Bran Close at the roundabout which links to Fendrod Way and Phoenix Way. The property lies less than 2 miles from both Junctions 44 and 45 of the M4 motorway and forms part of a major retail park including Enterprise Retail Park, Lakeside Retail Park, Phoenix Retail Park and Tesco Extra Superstore. Nearby occupiers include Halfords, Carpet Right, Renault and Poundstretcher.

Description

The property comprises a retail warehouse currently used as a garden centre and greenhouse. The property benefits from a large car parking area providing some 125 spaces and an approximate site area of 0.99 hectares (2.434 acres).

Tenure

Long Leasehold. Held from Swansea Council for 125 years from 29th September 2001 until 29th September 2126 at 10% of rents received. The current head rent is £30,000 p.a.x. (2)

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail Warehouse/ Garden/Greenhouse	2,538.09 sq m (27,320 sq ft)	FOCUS (DIY) LTD (1) (guaranteed by Focus Retail Group plc)	35 years from 25/09/1992 until 24/09/2027 on a full repairing and insuring lease	£300,000	29/09/2012 and 5 yearly thereafter
Totals		2,538.09 sq m (27,320 sq ft)			£300,000	

(1) Founded in 1987 and operating from over 175 stores throughout England, Scotland and Wales, Focus DIY & Gardening are one of the leading DIY and gardening retailers in the UK. (Source: www.focusdiy.co.uk 27/04/2011)
 (2) The headlease benefits from an open A1 user clause.

For further details please contact:

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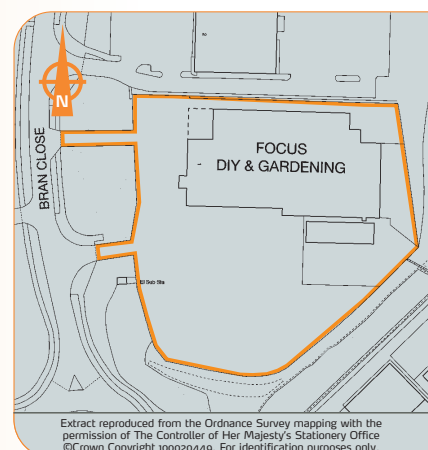
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