

lot 67

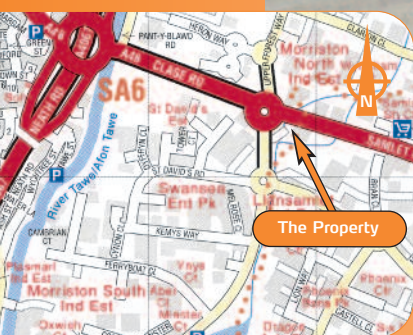
Units 1 and 2, Valley Way, Swansea Enterprise Park
Llansamlet, Swansea SA6 8PY

Rent
£29,742.04
per annum
exclusive (2)

Freehold Retail Investment

- Entirely let to Johnson Cleaners UK Limited
- Highly prominent location within the established Swansea Enterprise Park fronting busy A48

- Opposite Lakeside Retail Park
- Nearby occupiers include Asda Superstore, Nando's, Argos, KFC and Premier Inn



Location

Miles: 3.8 miles north of Swansea
41 miles west of Cardiff
Roads: A48, M4 (Jct 44/45)
Rail: Llansamlet Rail
Air: Cardiff International Airport

Situation

Llansamlet is a suburban district some 3 miles north of Swansea, with excellent access to the M4 Motorway (Junctions 44/45). The property is prominently located within Swansea Enterprise Park on the roundabout where Samlet Road (A48) meets Valley Way. Swansea Enterprise Park is a combined business park, retail park and industrial estate spanning over 700 acres and home to hundreds of occupiers, including Land Registry, Western Power Distribution and Mercure Hotel.

The property is located opposite Lakeside Retail Park, which houses occupiers including Next, Nando's, PC World, Subway, Toys R Us, Argos and Maplin, and close to Lion Way Retail Park which houses Poundstretcher and Farmfoods. Other nearby occupiers include Asda Superstore, KFC, Burger King and Premier Inn.

Description

The property comprises a detached single storey building providing a dry cleaners and ancillary accommodation. The property benefits from parking for some 8 cars.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail	96.80 sq m (1,042 sq ft)	JOHNSON CLEANERS UK LIMITED (1)	15 years from 24/06/2006 on a full repairing and insuring lease	£29,742.04	23/06/2021
Totals		96.80 sq m (1,042 sq ft)			£29,742.04 (2)	

- (1) Johnsons Dry Cleaners are the UK's leading provider of dry cleaning services for clothing and other items, with a network of conveniently located stores nationwide. Johnsons Dry Cleaners are part of Johnson Service Group, which has been in business for over 200 years. (Source: www.johnsonscleaners.com 22/02/2016)
- (2) In return for the removal of a break clause in June 2016, the tenant will benefit from a 4 month rent free period from 24th June 2016. The Seller has agreed to adjust the completion monies so that the unit will effectively produce £29,742.04 p.a. from completion of the sale.

For further details please contact:

Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
Georgina Roberts
Tel: +44 (0)20 7034 4863.
Email: georgina.roberts@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: **www.acuitus.co.uk** for further details



Seller's Solicitors:

Fladgate LLP
16 Great Queen Street, London WC2B 5DG.
Tel: +44 (0)20 3036 7316.
Email: zprager@fladgate.com
Ref: Zevi Prager.