

Lot 76

£53,689 per annum exclusive (rising to £60,439 pax in 2020)

The Original Factory Shop, 84 St Teilo Street, Pontarddulais, Swansea, West Glamorgan SA4 8ST

Freehold Retail and Residential Investment



Key Details

- Majority let to The Factory Shop Limited until 2025
- Adjacent to Tesco Superstore
- Includes large former council run car park to the rear
- Approximate site area of 0.35 hectares (0.87 acres)

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Location

Miles: 9 miles north-west of Swansea
50 miles north-west of Cardiff
Roads: A48, A4138, M4 (Junction 48)
Rail: Pontarddulais Railway Station
Air: Cardiff International Airport

Situation

Pontarddulais is a predominantly residential suburb, situated some 9 miles north-west of Swansea and within close proximity of Junction 48 of the M4 Motorway. The property is prominently situated within the town centre adjacent to Tesco Superstore, the town's main supermarket, along with a number of other local retailers located nearby.

Description

The property comprises ground floor retail with 4 x two bedroom residential flats on the first floor. The property benefits from a large car park at the rear, accessed via Cambrian Place.

Tenure

Freehold.

VAT

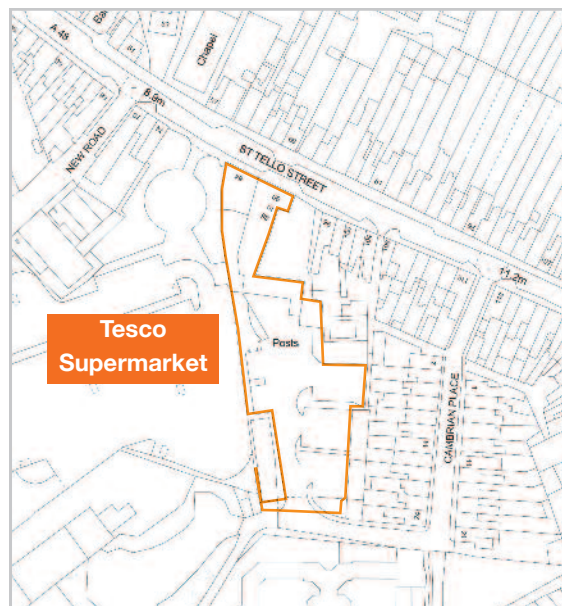
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	640 sq m (6,890 sq ft)	THE FACTORY SHOP LIMITED (1)	10 years from 03/02/2015 until 25/01/2025	£50,000 rising to £56,750 in 2020	03/02/2020
Ground First	Entrance Residential	4 x two bedroom flats	FAMILY HOUSING ASSOCIATION	25 years from 26/02/1996	£3,689	(26/02/2021)
Total		640 sq m (6,890 sq ft)			£53,689	

(1) For the year ending 27th March 2016, The Factory Shop Limited reported a turnover of £184,496,000, pre-tax profits of £6,015,000 and a total net worth of £48,706,000 (Source: Experian Group 14/09/2017). The Original Factory Shop was established back in 1969 and now has over 200 stores across the UK (Source: www.tofs.com 25/09/2017).



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