

# 11 St. Helens Road, Unit D & Unit E Ty John Penri, Swansea, West Glamorgan SA1 4AL

City Centre Restaurant Investment

**Lot 84**

£16,000 p.a.x (gross)  
£15,750 p.a.x (net)



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x. (gross)	Review
Ground	Restaurant/Ancillary	201.95 sq m	(2,174 sq ft)	JEP PRO	10 years from	£15,000	27/08/2019
First	Restaurant	66.28 sq m	(714 sq ft)	LIMITED	27/08/2014 until		
				t/a Mosaic (1)	26/08/2024 (2)		
<b>Total</b>		<b>268.23 sq m</b>	<b>(2,888 sq ft)</b>			<b>£15,000</b>	

(1) Mosaic Swansea is a tapas restaurant set up by two established food entrepreneurs in 2012. Mosaic has now been awarded the prestigious Good Food Award for 2016, 2017 and 2018 (Source: www.mosaicswansea.co.uk 01/06/2018).  
(2) The lease provides a tenant option to determine on 27/08/2019.

### Key Details

- Restaurant let until August 2024 (subject to option)
- Located in city centre location
- 2016 break option not exercised
- Nearby occupiers include Subway, YMCA, JD Wetherspoon and Nisa Local

### On Behalf of a Major Fund Manager

#### Location

Miles: 12 miles east of Llanelli  
38 miles west of Cardiff  
Roads: A4118, A4067, A483, M4 (Junction 47)  
Rail: Swansea Rail  
Air: Cardiff International Airport

#### Situation

The property is situated in Swansea city centre set back from St Helen's Road which runs parallel to Oxford Street, the prime retailing thoroughfare. Nearby occupiers include Subway, YMCA, JD Wetherspoon and Nisa Local.

#### Description

The property is a former print house which currently comprises restaurant and ancillary accommodation over ground and first floors, accessed primarily via St Helens Road.

#### Tenure

Long Leasehold. Held for a term of 125 years from 1st January 2005 at a rent of £250 per annum increasing by £250 per annum in 2032 and every 25 years thereafter.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



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