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

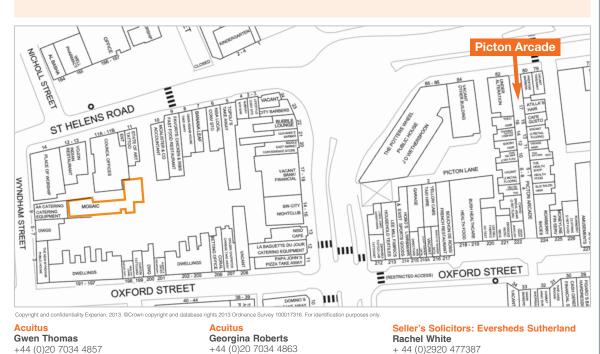
City Centre Restaurant Investment



Tenancy and accommodation

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

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.mosaicswanseauk.com 01/06/2018).
The lease provides a tenant option to determine on 27/08/2019.



georgina.roberts@acuitus.co.uk



Lot 84

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





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 \pounds 250 per annum increasing by £250 per annum in 2032 and every 25 years thereafter.

VAT

rachelwhite@eversheds-sutherland.com

VAT is applicable to this lot.

Six Week Completion

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