# 228 Oxford Street,

# Swansea, Glamorganshire SA1 3BJ

**Freehold Charity Shop Investment** 



- · Let to British Red Cross Society
- · Lease expires September 2024
- · Prominent City Centre location
- · Nearby retailers include Savers Health & Beauty, J. D. Wetherspoon, Greggs, Waterstones, Poundland, Holland & Barrett and H. Samuel

Miles: 40 miles west of Cardiff

Roads: A483, M4 Rail: Swansea Cardiff Airport

#### Situation

The property is situated in a prominent location on the north side of Oxford Street, in the heart of Swansea City Centre, close to its junction with Plymouth Street. Nearby retailers include Savers Health & Beauty, J. D. Wetherspoon, Greggs, Waterstones, Poundland, Holland & Barrett and H. Samuel.

#### **Description**

The property comprises a ground floor shop with ancillary accommodation on the first floor.

### Tenure

Freehold.

VAT is applicable to this lot.

#### **Six Week Completion**

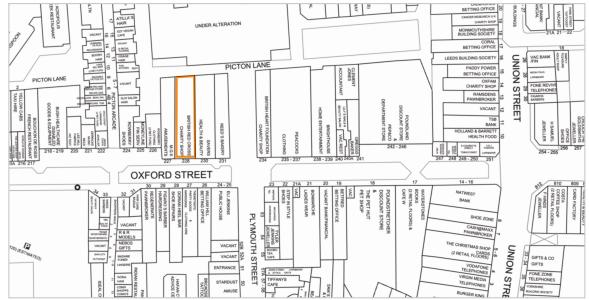
#### **Energy Performance Certificate**

Band C. See legal pack at www.acuitus.co.uk.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.
Ground First	Retail Ancillary	276.32 sq m 242.34 sq m		BRITISH RED CROSS SOCIETY (1)	10 years from 15/09/2014 until 14/09/2024 on a full repairing and insuring lease (2)	£30,000
Total		518.66 sq m	(5,582 sq ft)			£30,000

- (1) British Red Cross was founded in 1870 and now operates from over 300 shops across the UK (www.redcross.org.uk). The latest set of accounts filed with the Charity Commission show an income of £243,300,000 and a balance sheet of £177,400,000. See register of charities at charitycommision.gov.uk.
- (2) The lease is subject to a Schedule of Condition.



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