

Lot 25

£30,000 Per Annum
Exclusive

228 Oxford Street, Swansea, Glamorganshire SA1 3BJ Freehold Charity Shop Investment



Key Details

- 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

Location

Miles: 40 miles west of Cardiff
Roads: A483, M4
Rail: Swansea
Air: 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

VAT is applicable to this lot.

Six Week Completion

Energy Performance Certificate

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

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	276.32 sq m (2,974 sq ft)	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
First	Ancillary	242.34 sq m (2,608 sq ft)			
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 charitycommission.gov.uk.
- (2) The lease is subject to a Schedule of Condition.



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