

Lot 40

Vacant

261 Oxford Street,
Swansea, Wales SA1 3BR

Town Centre Vacant Retail



Key Details

- Pedestrianised Town Centre Location
- Adjacent Barclays Bank and near to Lloyds, Natwest, HSBC, McDonalds, Costa, O2, Burger King and Primark
- Public Car Park at the rear
- Within 1/2 a mile of Swansea Marina and 1.5 miles of Swansea University

On Instructions of Administrators at Deloitte

Location

Miles: 40 miles west of Cardiff
78 miles west of Bristol
Roads: A483, M4 (J42)
Rail: Swansea Railway Station
Air: Cardiff Airport

Situation

Swansea is the second largest city in Wales with a population of circa 240,000. The property is prominently located in the heart of Swansea City Centre, 1.5 miles north-west of Swansea University, on the north side of the busy pedestrianised Oxford Street, Swansea's prime retailing thoroughfare. Neighbouring occupiers include Sports Direct, H&M, Costa Coffee, Lloyds Bank, Barclays Bank and McDonald's.

Description

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

Tenure

Leasehold Held for a term of 99 years from 25th March 1953 at a ground rent £625 per annum.

VAT

VAT is applicable to this lot.

Energy Performance Certificate

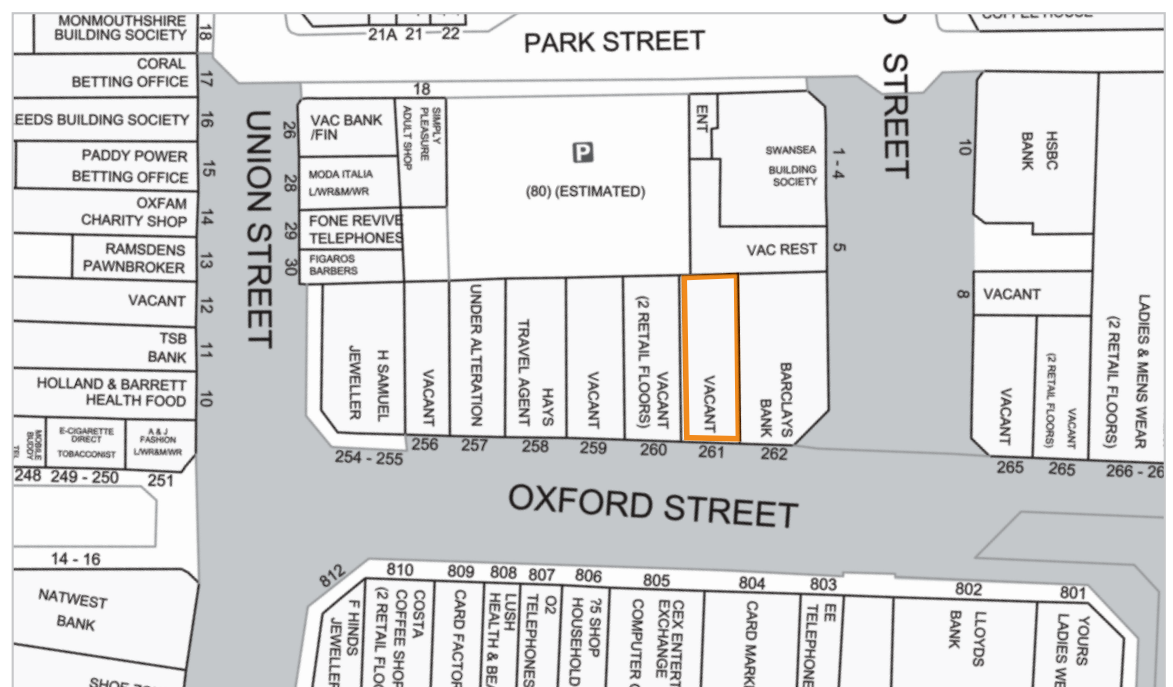
See legal pack at www.acuitus.co.uk

Viewings

Block viewing will be arranged - please email alexander.auterac@acuitus.co.uk

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Retail	126.14 sq m (1,358 sq ft)	Vacant
First	Ancillary	120.57 sq m (1,298 sq ft)	
Second	Ancillary	116.40 sq m (1,254 sq ft)	
Total		363.11 sq m (3,910 sq ft)	



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