

# Lot 6

£45,000 Per Annum  
Exclusive

## 17 Oxford Street, Swansea, SA1 3AG Freehold Retail Investment



### Key Details

- Let to Waterstones Booksellers Limited
- Re-based rent from June 2020
- **Attractive Grade II Listed building - approximately 14,680 sq ft**
- **Tenant in occupation for over 20 years**
- **Prominent position in Swansea's primary retailing thoroughfare**
- **Nearby retailers include WHSmith, Boots the Chemist, Superdrug, Vision Express, Holland & Barrett, Costa Coffee and Card Factory**

### Location

**Miles:** 40 miles north-west of Cardiff  
**Roads:** A456, M4  
**Rail:** Swansea  
**Air:** Swansea

### Situation

Swansea is a popular City approximately 40 miles north-west of Cardiff. The property is located on the south side of the pedestrianised Oxford Street, close to The Quadrant Shopping Centre with retailers including WHSmith, Boots the Chemist, Superdrug, Vision Express and Holland & Barrett.

### Description

The property, which is Grade II listed, comprises an attractive four storey building, benefitting from ground and first floor trading accommodation with basement, second and third floor ancillary accommodation.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion

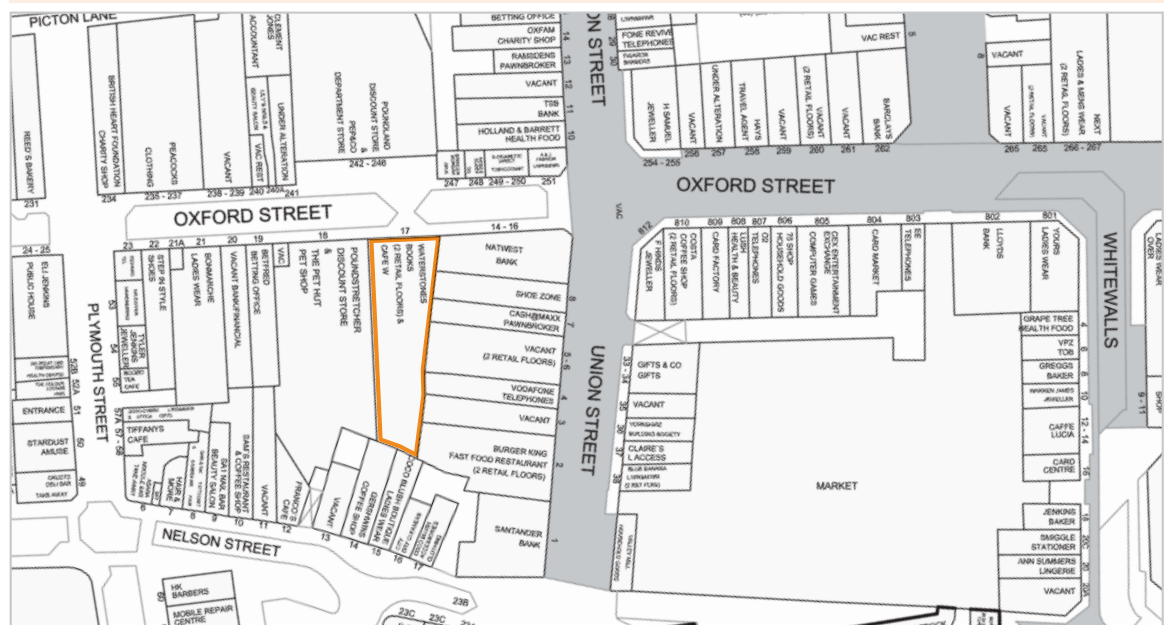
### Energy Performance Certificate

D. See legal pack at [www.acuitus.co.uk](http://www.acuitus.co.uk).

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Ground	Retail	488.02 sq m (5,253 sq ft)	WATERSTONES	3 years from 24th	£45,000
First	Retail/Ancillary	449.18 sq m (4,835 sq ft)	BOOKSELLERS	June 2020 on a full	
Second	Ancillary	95.41 sq m (1,027 sq ft)	LIMITED (1)	repairing and	
Third	Ancillary	120.59 sq m (1,298 sq ft)		insuring lease	
Basement	Ancillary	210.61 sq m (2,267 sq ft)			
<b>Total</b>		<b>1,363.81 sq m (14,680 sq ft)</b>			<b>£45,000</b>

(1) For the year ending 25/04/2020, Waterstones Booksellers Limited reported a turnover of £376,024,000, pre-tax profits of £20,831,000 and shareholder's funds of £61,648,000 (source: NorthRow 21/06/2021).



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
David Margolis  
+44 (0)20 7034 4862  
+44 (0)7930 484 440  
david.margolis@acuitus.co.uk

**Acuitus**  
George Goucher  
+44 (0)20 7034 4860  
+44 (0)7513 610 710  
george.goucher@acuitus.co.uk

**Seller's Solicitors: BSG Solicitors**  
Jeremy Swerner  
+44 (0)20 8343 4411  
jeremy@bsgsolicitors.com