

# Lot 15

£725,969 Per Annum  
(Actual & Estimated  
Gross Income)

## St Elli Shopping Centre, Stepney Street, **Llanelli, Carmarthenshire SA15 1SH** Substantial Town Centre Shopping Centre Investment



# Lot 15

£725,969 Per Annum  
(Actual & Estimated  
Gross Income)

## Key Details

- Substantial Shopping Centre comprising 8,400 sq m (90,425 sq ft)
- Large site area of approximately 2.43 acres (0.98 hectares)
- Tenants include Sports Direct, Wilkinson's, Greggs, Card Factory, Poundland & Principality Building Society
- Approximately 96% of total floor area is currently let
- Approximately 82% of total floor area let to national tenants
- Asset Management Opportunities

## On Behalf of a Major REIT

### Location

**Miles:** 11 miles north-west of Swansea  
50 miles west of Cardiff  
**Roads:** A4138, A48, M4  
**Rail:** Llanelli  
**Air:** Cardiff Airport

### Situation

Llanelli is a busy market town forming the largest community in Carmarthenshire, approximately 11 miles north-west of Swansea and 50 miles north-west of Cardiff. The main entrance to the property is from Stepney Street Precinct, off Stepney Street, with a further entrance from Stepney Place and loading access from Murray Street. The centre is considered the main retailing location within the town and benefits from various nearby car parking facilities. The centre is adjacent to Asda and a 450 space car park, as well as Llanelli Indoor & Outdoor Market. Other retailers close by include Boots the Chemist, The Works, Home Bargains, Savers Health & Beauty and Specsavers. A £3m regeneration scheme has been announced for the town centre, which plans to connect the town centre to Eastgate with walkways and provide new restaurants, apartments and office space ([inyourarea.co.uk/news/3m-regeneration-scheme-planned-for-llanelli-town-centre](http://inyourarea.co.uk/news/3m-regeneration-scheme-planned-for-llanelli-town-centre)).

### Description

St Elli Shopping Centre comprises a ground and first floor covered scheme with pedestrian access from Stepney Street and Stepney Place. The scheme is currently arranged to provide 24 units (all of which are currently let, except two), together with a number of kiosks, advertising hoarding and solar panels. The retail/ancillary accommodation totals approximately 8,400 sq m (90,425 sq ft) on a site area of approximately 2.43 acres (0.98 hectares).

### Tenancy and Accommodation

A full tenancy schedule is available within the solicitors legal pack. Retailers include Sports Direct, Wilkinson's, Greggs, Card Factory, Poundland & Principality Building Society, amongst others. Approximately 96% of the floor area is currently let and approximately 82% of total floor area is let to national tenants.

### Tenure

Majority Freehold. The entire property is held freehold save for the unit currently occupied by Wilkinsons, which is held leasehold pursuant to a lease dated 20 July 1972, as varied by a deed of variation dated 17 November 2000 granted by Carmarthenshire County Council, for a term of 154 years from 25 Dec 1971 at an rent equivalent to 15% of the income received from the demised premises.

### VAT

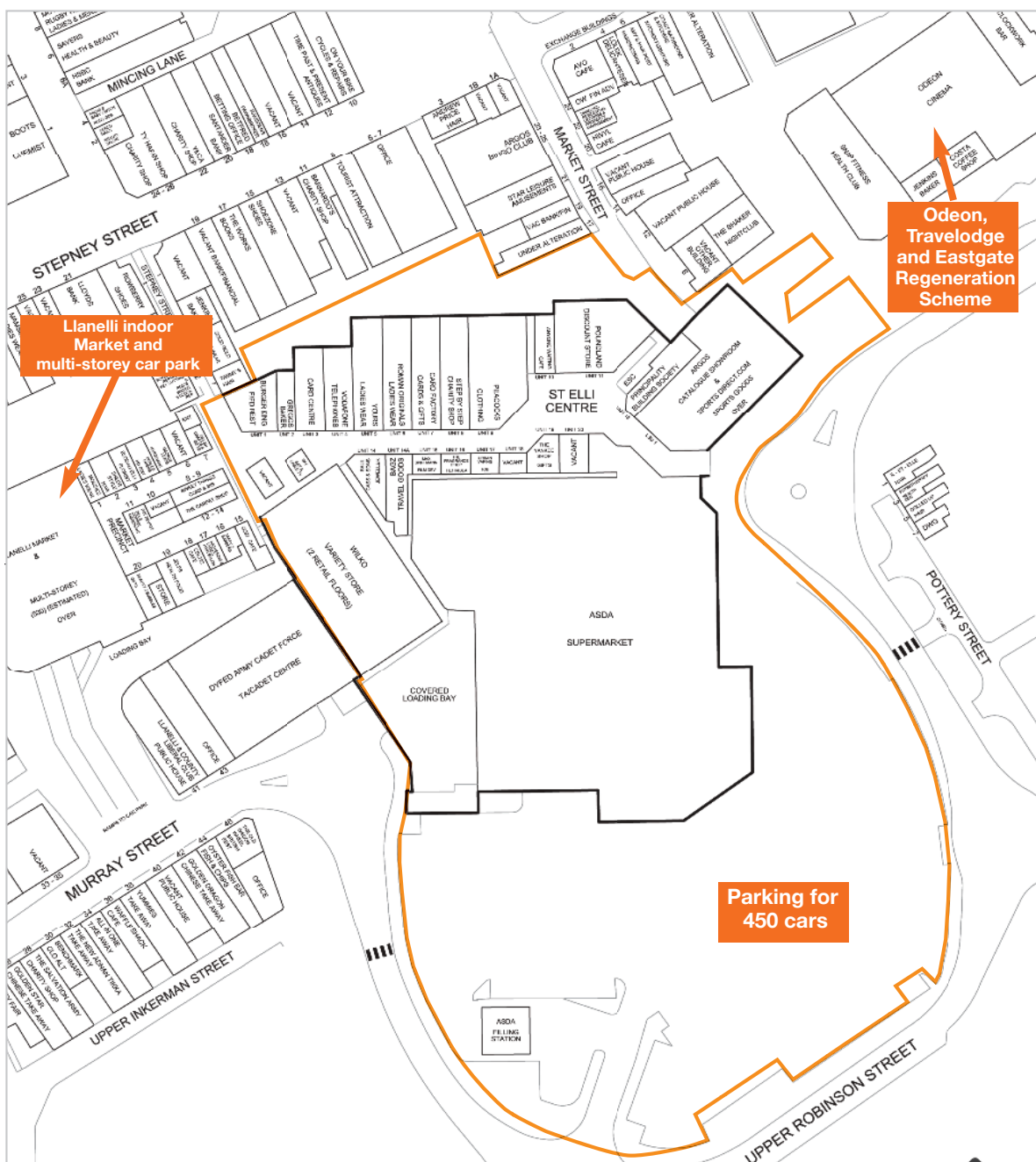
VAT is applicable to this lot.

### Income

Current Gross Rent £632,677 pa  
Estimated Commercialisation Gross Income (including mall entertainment, vending machines, parcel lockers, solar panels and advertising etc) of £93,292 pa  
Total actual and estimated gross income is therefore £725,969 pa.

### Energy Performance Certificate

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



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