

Lot 37, 6 Vaughan Street, Llanelli,

SA15 3TY

For sale by Auction on 12/Jul/2022 (unless sold or withdrawn prior)



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Property Information

Freehold Town Centre Retail Investment

- Let to Savers Health and Beauty Limited (t/a Savers)
- 5 year lease from January 2020 (subject to option)
- January 2022 tenant break option not exercised
- Approximately 10,596 sq ft
- Nearby retailers include Superdrug, Boots the Chemist, Home Bargains and Greggs.
- VAT-free investment

Lot

37

Auction

12/Jul/2022

Rent

£17,500 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 12 miles north-west of Swansea, 54 miles north-west of Cardiff
Roads A484, A476, M4 (Junction 48)
Rail Llanelli Railway Station
Air Cardiff International Airport

Situation

The property is situated in a prominent position on the eastern side of Vaughan Street, one of the town's primary retail thoroughfares. Nearby occupiers include Superdrug, Boots the Chemist, Home Bargains and Greggs.

Tenure

Freehold.

Description

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

VAT

VAT is not applicable to this lot.

Completion Period

6 weeks completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Retail/Ancillary	258.50	(2,782)	SAVERS HEALTH AND BEAUTY LIMITED (1) (t/a Savers)	5 years from 09/01/2020 (2) on a full repairing & insuring lease	£17,500
Basement	Ancillary	259.90	(2,798)			
First	Ancillary	210.60	(2,267)			
Second	Ancillary	255.39	(2,749)			
Total		984.30	(10,596)			

(1) For the year ending December 2020, Savers Health & Beauty Limited recorded a pre-tax profit of £40,311,000 , turnover of £536,123,000 and a shareholders funds of £125,402,000 (Northrow 08/06/2022) Savers trade from over 400 stores in England, Scotland, Wales and Northern Ireland (www.savers.co.uk)

(2) The lease is subject to a tenant option to determine on 09/01/2024. The tenant did not operate their option to determine on 09/01/2022

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September 2020