

Swansea

2/2A Parkway Sketty West Glamorgan SA2 8JJ

- **Leasehold Shop Investment with Vacant Flat**
- **Under-let to Bestway National Chemists Limited**
- **Located forming part of a parade of shops in a densely populated suburb of Swansea**
- **Reversion 2025**
- **Vacant flat**

Tenure

Leasehold. Held for a term of 99 years from 8th November 1962 (thus having some 46 years unexpired) at a fixed ground rent of £49 per annum.

Location

Swansea is Wales' second city with a population of some 171,000 and is located 50 miles west of Cardiff, adjacent to the M4 Motorway (Junction 45). Sketty is a suburb located some 2.5 miles west of Swansea city centre and in close proximity to Swansea University.

Total Current Gross Rent Reserved

£8,558 pa

The property is situated on the east side of Park Way and forms part of a parade of shops in a densely populated residential area. Occupiers close by include Nisa Local (adjacent) amongst a number of local traders. To the front of the parade is on-street parking for approximately 6 cars.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with a self-contained maisonette above. Located to the rear of the property is a garage, providing space for two cars.

Tenant Information

No. of Branches: 774.

Website Address: www.co-operativepharmacy.co.uk
Now Bestway National Chemists Ltd.

For the year ended 5th January 2013, National Co-operative Chemists Limited reported a turnover of £443.992m, a pre-tax profit of £17.055m, shareholders' funds of £135.374m and a net worth of £73.301m.
(Source: riskdisk.com 22.04.2015)

Seller's Solicitor

J Lambert Esq., Lambert Pugh Solicitors.
Tel: 01603 729841.
E-mail: jlambert@lambertpugh.co.uk



VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 70 Band C (Copy available on website).

Floor	Present Lessee	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.	Next Review/ Reversion
Ground	Bestway National Chemists Limited	Gross Frontage 6.88 m (22' 7") Net Frontage 6.32 m (20' 9") Built Depth 13.65 m (44' 9")	25 years from 1st January 2005 Rent review every 5th year (1) IR & I	£8,350 p.a.	Rent Review 2020
First & Second	Vacant	First & Second Floor Maisonette		—	
Garage Space	Vacant				
Garage Space	Individual		No Formal Agreement	£208 p.a. (2)	

- (1) The lease provides the tenant's with a rolling break option at any time after the fifth year, on six months' notice. The lease also provides the tenant an option to purchase the landlord's interest including the flat at any time on three months' notice at market value assuming vacant possession.
(2) The rent reserved is £4 per week historically paid by two half year payments (£208 per annum annualising).

Ottery St Mary

7A Mill Street Devon EX11 1AB

- **Freehold Shop Investment**
- **Located in the attractive town of Ottery St Mary**
- **Town centre location**
- **Rent Review 2015**

Tenure

Freehold.

Location

The property itself is situated on the south side of Mill Street in the centre of Ottery St Mary and benefits from a busy trading location. Occupiers close by include Sainsbury's, Costcutter, Boots pharmacy and The Post Office amongst a number of other local suppliers.

Description

The property is arranged on ground and first floor to provide a ground floor shop used as a hairdresser, with ancillary accommodation to the rear. The first floor provides treatment rooms. To the rear of the property is an outbuilding used for storage.

Current Rent Reserved

£11,000 pa

The property provides the following accommodation and dimensions:

Ground Floor	62.70 sq m	(675 sq ft)
First Floor	47.95 sq m	(516 sq ft)
Outbuilding	31.00 sq m	(334 sq ft)
Total	141.65 sq m	(1,525 sq ft)

Tenancy

The entire property is at present let to CUTTING EDGE (OTTERY) LTD with a guarantor from A J Shute (director of tenant) for a term of 18 years from 29th September 2010 at a current rent of £11,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. There is a tenant's break clause at every rent review.

Tenant Information

No. of Branches: 2.

Website Address:
www.cuttingedgesalons.co.uk

The Auctioneers understand from the seller that Cutting Edge (Ottery) Ltd and its predecessor has been trading at the property for over 10 years.

VAT

VAT is not applicable to this lot.

Seller's Solicitor

A Shah Esq., Frank Forney & Partners LLP.
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E-mail: ajay@forneys.co.uk



Documents

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Energy Performance Certificate

For EPC Rating please see website.