

Swansea

3 Sandringham Park Llansamlet West Glamorgan SA7 0AA

- **Leasehold Vacant Office and Car Park Investment**
- Vacant offices totalling 2,765.10 sq m (29,763 sq ft)
- Car park for 152 spaces let to The Secretary of State for Communities and Local Government
- Asset management opportunity
- May suit owner occupiers or investors
- Total Current Rents Reserved

£45,600 pa
plus vacant offices
totalling 2,765.10 sq m
(29,763 sq ft)

**DISCLOSED RESERVE TO BE NO
HIGHER THAN £250,000**



The photographs were taken in July 2016

Tenure

Long Leasehold. Held for a term of 125 years from 24th June 1999 (thus having some 107 years unexpired) at a fixed ground rent of £500 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). The property is situated 6 miles north of the city centre close to the M4 Motorway, between junctions 44 and 45, some 0.5 miles to the south via the A4067 dual carriageway in a mixed office and retail area (in former Swansea Enterprise area). Occupiers close by include Arvato Bertelsmann (adjacent), Booker Cash & Carry, Bestway Cash & Carry and Arco.

Description

This 'L shaped' detached property is arranged on ground and one upper floor to provide an office building comprising whole floor trunking, WCs, suspended ceilings incorporating recessed lighting, ceiling mounted comfort cooling and central heating. The property benefits from 152 car parking spaces presently used by DVLA staff as parking.

VAT

VAT is applicable to this lot. Please refer to the special schedule of sale.

Documents

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

Energy Performance Certificate

EPC Rating 104 Band C (Copy available on website).
EPC not applicable for car park.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 143 Swansea**.

No.	Present Lessee	Accommodation (Measured in accordance to IMPS3)		Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Offices	Vacant	Ground	2,529.10 sq m (27,224 sq ft)	—	—	—
		First	236.00 sq m (2,540 sq ft)			
		Total	2,765.10 sq m (29,764 sq ft)			
Car Park	The Secretary of State for Communities and Local Government (t/a DVLA)	152 Car Parking Spaces		On a term expiring 24.12.2017	£45,600 p.a.	24.12.2017

Total £45,600 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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