



Tenure
Freehold.

Location

Swansea is one of South Wales' principal cities, located some 4 miles south of the M4 motorway between Junctions 44 and 47. Morriston is a suburb of Swansea located some 3 miles to the north of the city centre and 1 mile south of Junction 45 of the M4. The property is located on the eastern side of Woodfield Street, the main retail thoroughfare in the area. Occupiers close by include Lloyds Bank (opposite), Savers, Peacocks, Caffè Nero, Betfred, Card Factory, Subway, Specsavers, Shoe Zone, Boots the Chemist and Iceland, amongst many others.

Description

The property is arranged on basement and ground floor to provide a ground floor shop which has been recently fitted out by the tenant. The basement comprises a takeaway restaurant, which benefits from an entrance fronting Woodfield Street

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

No.22 EPC Rating 71 Band C (Copy available on website).
No.22A EPC Rating 114 Band E (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
22	Orbis Education and Care Ltd (1)	Gross Frontage 5.60 m (18' 5") Net Frontage 5.25 m (17' 3") Shop Depth 23.20 m (76' 2") Built Depth 24.70 m (81' 0") Ground Floor 133.2 sq m (1,434 sq ft)	5 years from 17.01.2018 Effectively FR & I subject to a schedule of condition	£11,000 p.a.	Reversion 2023
22A	Swansea Spice Ltd (t/a Kismat)	Basement 138.5 sq m (1,490 sq ft)	20 years from 01.07.2016 Rent review every 5th year Tenant annual break options Effectively FR & I	£6,000 p.a.	Rent Review 2021
		Total	271.7 sq m (2,924 sq ft)	Total £17,000 p.a.	

(1) Orbis Education and Care support children, young people and adults with a diagnosis of autism. They provide specialist schools, community homes, respite care and a community-based work skills service (www.orbis-group.com.uk). For the year ended 26th August 2016, Orbis Education and Care Ltd reported a turnover of £9.114m, a pre-tax profit of £289,919, shareholders' funds and a net worth of £6.819m. (Source: Experian 12.02.2018.)

Morriston
22 & 22A Woodfield Street
Swansea
West Glamorgan
SA6 8AB

- **Freehold Shop and Takeaway Restaurant Investment**
- Comprising a total of 271.7 sq m (2,924 sq ft)
- Shop let to Orbis Education and Care Limited on a new five year lease
- Nearby occupiers include Iceland, Boots and Greggs
- Rent Review 2021
- Total Current Rents Reserved
£17,000 pa

SIX WEEK COMPLETION AVAILABLE



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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