



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.

The property is situated in the city centre on the north side of The Kingsway in a prominent position opposite the junction with Portland Street.

Occupiers close by include Co-Op, Lloyds TSB, Pizza Hut, Nationwide and HSBC.

Description

This attractive property is arranged on basement, ground and three upper floors to provide a surgery on the majority of the ground floor which has been sold off on a long lease and a café occupying the remaining ground floor. The upper floors comprise three floors of self-contained offices which are accessed from The Kingsway.

A lift serves the basement to the third floor. In addition, there is an underground car park providing approximately 20 spaces.

VAT

Please refer to the Special Conditions of Sale.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allstop.co.uk

In the subject box of your e-mail, please ensure that you enter **Lot 45 Swansea**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Part Ground Floor Surgery	M Evans, B Raichoudhury, L Morgan and M Lewis (3)	Ground Floor 574.5 sq m (6,186 sq ft)	199 years from 14.05.1993	£200 p.a.	Reversion 2192
Part Ground Floor	E Gwillian-David	Corridor, Store & Washroom	Term of years from 08.03.1995 expiring 25.12.2018	Please refer to the Special Conditions of Sale	Reversion 2018
Part Ground Floor Café		Net Frontage 2.15 m (7' 0") Shop Depth 3.40 m (11' 2")	Negotiations ongoing for a new licence		
First, Part Second and Part Third Floors	Swansea College	Part First Floor 533.0 sq m (5,737 sq ft) Part Second Floor 358.0 sq m (3,853 sq ft) Part Third Floor 308.0 sq m (3,316 sq ft) Total 1,199.0 sq m (12,906 sq ft)	10 years from 01.09.2005 FR & I by way of service charge	£74,000 p.a.	Reversion 2015
Part Second Floor	Swansea Chinese Community Co-Op Centre	Part Second Floor 44.0 sq m (473 sq ft)	1 year from 01.12.2002	£5,000 p.a. (1)	Holding Over
Part Second Floor	B Raichoudhury, L Morgan, M Lewis, R Mortimer, C Bevan and M Sullivan	Part Second Floor 128.5 sq m (1,388 sq ft)	5 years from 25.06.2001	£10,000 p.a.	Holding Over
Part Third Floor		Part Third Floor 178.0 sq m (1,916 sq ft)			
Part Third Floor	Shaw Trust Ltd	Part Third Floor 109.5 sq m (1,179 sq ft)	5 years from 12.08.2011 Rent inclusive of service charge for years 1 & 2 (2)	£11,000 p.a.	

(1) Rent inclusive of service charge.

(2) There is a tenant's option to determine the lease at the end of the second year.

(3) We understand part has been sub-let to Lloyds Pharmacy.

NB1: The property has not been measured by Allstop. The floor areas have been provided by the Joint Auctioneers.

NB2: The tenancy information provided is to the best of the Seller's knowledge based on copy documents provided but the accuracy is not warranted. Buyers should rely on their own inspection and enquiries.

Total £100,200 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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Swansea

37/38 The Kingsway

SA1 5LF

- **City Centre Freehold Office Investment**
- Multi-let office building of approximately 1,659 sq m (17,857 sq ft excluding ground floor) and car parking, with asset management opportunities
- Tenants include Swansea College
- Total Current Gross Rents Reserved **£100,200 pa**

On behalf of Nigel Shreeve
acting by Joint LPA Receivers
Richard Murphy and Philip Glenn

SIX WEEK COMPLETION AVAILABLE

