

Llanelli
50 Stepney Street
Dyfed
SA15 3TR

- Freehold Shop Investment
 - Let to Specsavers Optical Superstores Ltd
 - Pedestrianised town centre location
 - No VAT applicable
 - Reversion 2020 (1)
 - Current Rent Reserved
- £5,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
The South Wales coastal town of Llanelli has a population of 45,000 and is located on the north bank of the Burry inlet, 10 miles north-west of Swansea across the River Loughor. The town is served by the A484, A476 and the A4138 which provides direct access to Junction 48 of the M4 Motorway, 5 miles to the east. The property is situated within the pedestrianised town centre, on the north side of Stepney Street, close to its junction with Vaughan Street. Occupiers close by include Oxfam, Thomson, British Red Cross, Nationwide and Halifax Bank.

Description
The property is arranged on basement, ground and two upper floors to provide a ground floor sales with ancillary accommodation in the basement and on the two upper floors including 4 consulting rooms on the first floor. There is a small service yard to the rear.

The property provides the following accommodation in the basement and dimensions:

Gross Frontage	7.45 m	(24' 5")
Net Frontage	5.70 m	(18' 8")
Shop Depth	20.11 m	(66')
Ground Floor Sales	133.7 sq m	(1,439 sq ft)
Basement	90.9 sq m	(978 sq ft)
First Floor	75.5 sq m	(813 sq ft)
Second Floor	45.7 sq m	(492 sq ft)
Total	345.8 sq m	(3,722 sq ft)

Tenancy

The entire property is at present let to SPECSAVERS OPTICAL SUPERSTORES LTD for a term of 5 years from 19th April 2015 at a current rent of £5,000 per annum. The lease contains full repairing and insuring covenants. (1) There is a tenant's rolling break clause on or from 19th April 2018 on 6 months' written notice to the landlord. This is a lease renewal, the rent under the previous lease was £27,500 pa.

Tenant Information

No. of Branches: 669.
Website Address: www.specsavers.co.uk
For the year ended 28th February 2014, Specsavers Optical Superstores Ltd reported a turnover of £392.606m, a pre-tax profit of £18.533m, shareholders' funds of £76.114m and a net worth of £73.847m. (Source: Experian 17.03.2015.)

VAT

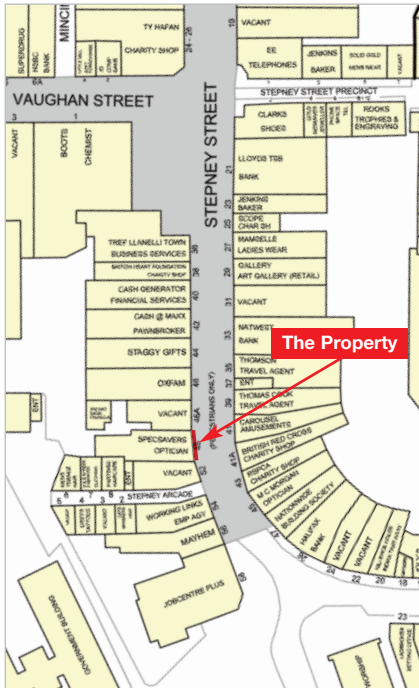
VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 73 Band C (Copy available on website).



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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