

Mumbles

135 Mumbles Road
West Glamorgan
SA3 4DN

- **Freehold Restaurant Investment**
- Located in a prime position in this popular seaside resort
- Situated close to the proposed Oyster Wharf Development
- Potential for vacant possession subject to negotiations with the tenant (1)
- Potential for residential use on the upper floors subject to obtaining any necessary consents
- Rent Review September 2018
- Current Rent Reserved

£24,500 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Mumbles is a fashionable, prosperous and popular seaside resort town at the south western end of Swansea Bay where it meets the Gower Peninsula. Mumbles and the surrounding area are popular with tourists drawn by many attractions including Mumbles Pier, Oystermouth Castle and the beaches of the Gower Peninsula. It is also an affluent and sought after residential location with many families having second homes in the area.

The property is situated on the east side of Mumbles Road which runs parallel with the seafront and is one of the main shopping streets in Mumbles village. The rear of the property has a frontage to one of the car parks on the seafront. The property and the surrounding area is next to the proposed development known as Oyster Wharf. (<http://oysterwharfmumbles.com>).

Occupiers close by include Boots and Coral (both adjacent), a Co-operative supermarket, Costa Coffee, Fat Face, NatWest and a wide range of shops, boutiques, wine bars and restaurants.

Description

The property is arranged on ground and two upper floors to provide an attractive property which is presently used as a restaurant with ancillary accommodation on the two upper floors which appears to have been living accommodation in the past. There is separate access to the upper floors from the front. Service access is provided at the rear via a service road.

The property provides the following accommodation and dimensions:

Gross Frontage	5.85 m	(19' 3")
Shop & Built Depth	19.6 m	(64' 4")
Ground Floor Wine Bar	91.3 sq m	(983 sq ft)
Ground Floor Kitchen	7.70 sq m	(83 sq ft)
First Floor (GIA)	50.15 sq m	(540 sq ft)
Second Floor (GIA)	44.75 sq m	(482 sq ft)

Tenancy

The entire property is at present let to CERI ROBERTS for a term of 15 years from 30th April 2009 at a current rent of £24,500 per annum. The lease provides for a further rent review on 28th September 2018 and contains full repairing and insuring covenants. The tenant has indicated that via his solicitor that he would potentially like to surrender the lease and therefore vacant possession could be available if the buyer agreed terms with the tenant for the surrender of the existing lease (1).

VAT

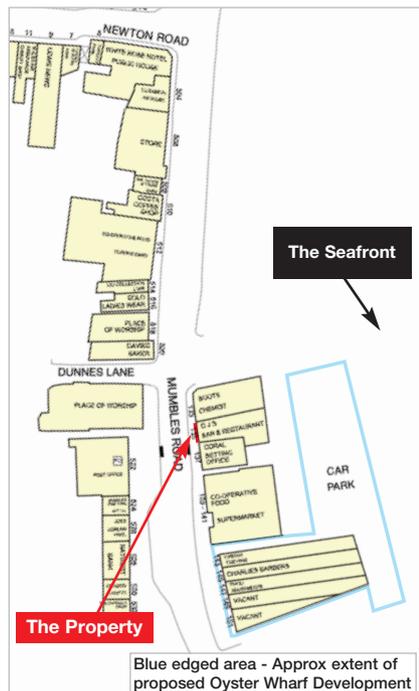
VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.



Blue edged area - Approx extent of proposed Oyster Wharf Development

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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