



Tenure

Freehold.

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 well located on the west side of the pedestrianised Union Street in the heart of Swansea city centre, directly opposite Swansea Market and close to its junction with Oxford Street, the prime shopping street, and an entrance to The Quadrant Shopping Centre.

Occupiers close by include NatWest, Santander, Burger King, Yorkshire Building Society, EE, WH Smith, TSB Bank, Holland and Barrett and Carphone Warehouse amongst many others.

Description

The property is located on basement, ground and three upper floors to provide a ground floor shop with ancillary accommodation above. The basement is accessed via a trap door and has not been inspected.

The property provides the following accommodation and dimensions:

Gross Frontage	6.1 m	(20' 0")
Net Frontage	4.8 m	(15' 9")
Shop & Built Depth	30 m	(98' 5")
Ground Floor	154.7 sq m	(1,665 sq ft)
First Floor	33.4 sq m	(359 sq ft)
Second Floor	34.9 sq m	(375 sq ft)

Third Floor	27.2 sq m	(293 sq ft)
Basement – Not inspected		
Total	250.2 sq m	(2,693 sq ft)

Tenancy

The entire property is at present let to MAXX RETAIL LTD (t/a cash@maxx) for a term of 10 years from 22nd January 2016 at a current rent of £35,000 per annum (1). The lease provides for a fixed rental increase to £42,000 per annum on 22nd January 2021 and contains full repairing and insuring covenants.

(1) The lease provides for a rent free period which expires on 28th February 2017. The Vendor will top up the remaining balance of the rent free period by way of a reduction in the purchase price at completion.

Tenant Information

3 other branches in Wales
Website Address: www.cashatmaxx.com

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 81 Band D (Copy available on website).

Swansea

7 Union Street West Glamorgan SA1 3EE

- **Freehold City Centre Shop Investment**
- Comprising a total of 250.2 sq m (2,693 sq ft)
- Entirely let to Maxx Retail Ltd on a lease expiring in 2026
- Well located between Oxford Street and The Quadrant Shopping Centre
- Fixed rental increase 2021
- Current Rent Reserved **£35,000 pa (1)**
rising to £42,000 on 22nd January 2021

On the Instructions of RLAM



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