



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 located in Gorseinon, a residential suburb of Swansea, 3 miles north-west of the city centre and 1 mile south-west of Junction 47 of the M4 Motorway. The property is situated on the south side of High Street, which is the main retailing thoroughfare in the area. Occupiers close by include Spar, Lloyds Bank, JD Wetherspoon, Coral, Greggs and William Hill with a large Asda supermarket, Lloyds Pharmacy, Home Bargains and Aldi further to the east.

Description

The property is arranged on ground and one upper floor to provide a ground floor takeaway restaurant and ancillary accommodation, together with a self-contained first floor flat above.

The property provides the following accommodation and dimensions:

Gross Frontage (inc. access)	4.85 m	(15' 11")
Net Frontage	2.85 m	(9' 4")
Ground Floor	31.45 sq m	(339 sq ft)
First Floor Flat Comprising a 2 Bedroom Flat		

Tenancy

The entire property is at present let to MR A MIAH for a term of 20 years from 19th May 2009 at a current rent of £10,000 per annum. The lease contains full repairing and insuring covenants.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

- Gorseinon**
54 High Street
Swansea
SA4 4BR

- **Freehold Takeaway Restaurant & Residential Investment**
 - High street location
 - Takeaway restaurant & self contained flat above
 - Lease expiry 2029 (no breaks)
 - Current Rent Reserved
- £10,000 pa**

