

Swansea

25 High Street

Pontardawe

West Glamorgan

SA8 4HU

- Freehold Shop Investment
- Let to William Hill Organization Ltd
- Lease expiry 2027
- Sublet as a convenience store
- Rent Review 2022
- Current Rent Reserved

£20,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Pontardawe is located 9 miles north-east of Swansea and 5 miles north-west of Neath, on the A4067 which in turn gives access to the M4 Motorway at Junction 45 (4 miles south).

The property is situated close to the Post Office in an established shopping area.

Occupiers close by include a number of local traders.

Description

The property is arranged on ground floor only to provide a former betting shop, now trading as a convenience store. The property benefits from access at the rear.

The property provides the following accommodation and dimensions:

Gross Frontage	11.30 m	(37' 2")
Net Frontage	9.14 m	(30' 0")
Shop Depth & Built Depth	14.66 m	(48' 1")
Ground Floor	148.70 sq m	(1,600 sq ft)

Tenancy

The entire property is at present let to WILLIAM HILL ORGANIZATION LIMITED for a term of 20 years from 18th January 2007 at a current rent of £20,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. The property has been sublet, and trades as a convenience store.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see 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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