

## Blaenymaes

89 Broughton Avenue  
Swansea  
West Glamorgan  
SA5 5LN

- **Long Leasehold Shop Investment**
- **Located within a parade of shops in a densely populated suburb of Swansea**
- **Reversion 2028**

### Tenure

Leasehold. Held for a term of 99 years from 25th December 1957 (thus having some 41 years unexpired) at a fixed ground rent of £20 per annum.

### 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). Blaenymaes is a densely populated suburb some 3 miles north-west of Swansea city centre. The property is situated on the west side of Broughton Avenue and forms part of a parade of shops serving the local residential area.

**Current Gross Rent Reserved**  
**£7,500 pa**

### Description

The property is arranged on ground and one upper floor to provide a ground floor takeaway restaurant with a self-contained flat above. To the rear there is an external store.

The property provides the following accommodation and dimensions:

Gross Frontage	7.68 m	(25' 3")
Net Frontage	5.85 m	(19' 3")
Shop Depth	7.28 m	(23' 10")
Built Depth	11.71 m	(38' 5")
First Floor Flat – 2 Rooms, Kitchen, Bathroom		

### Tenancy

The entire property is at present let to MESSRS MASSROJIH AND SHAMALLAKH for a term of 20 years from 2nd June 2008 at a current rent of £7,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand the first floor flat has been sublet.

### VAT

Refer to the Special Conditions of Sale.

### Seller's Solicitor

J Lambert Esq, Lambert Pugh Solicitors.  
Tel: 01603 729841.  
E-mail: jlambert@lambertpugh.co.uk



### Documents

The legal pack will be available from the website  
[www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

## Swansea

24 Conway Road  
Penlan  
West Glamorgan  
SA5 7BG

- **Leasehold Shop Investment**
- **Under-let to Bestway National Chemists Ltd**
- **Located within a parade of shops within a densely populated suburb of Swansea**

### Tenure

Leasehold. Held for a term of 99 years from 1962.

### 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). Penlan is a densely populated suburb located some 2 miles north-west of Swansea city centre. The property is situated on the east side of Conway Road and forms part of a parade of shops serving the local residential area. Occupiers close by include The Post Office and Spar Convenience Store (adjacent).

**Current Gross Rent Reserved**  
**£7,000 pa**

### Description

The property is arranged on ground and one upper floor to provide a ground floor shop with ancillary accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	6.50 m	(21' 4")
Net Frontage	5.95 m	(19' 6")
Shop Depth	14.74 m	(48' 4")
Built Depth	22.25 m	(73' 0")
First Floor	53 sq m	(571 sq ft)

### Tenancy

The entire property is at present let to BESTWAY NATIONAL CHEMISTS LTD for a term of 25 years from 1st January 2005 at a current rent of £7,000 per annum. The lease provides for rent reviews every fifth year of the term and contains internal repairing and insuring covenants. The lease also provides a rolling tenant break option at any time after the fifth year on six months' notice. The lease provides the tenant an option to purchase the Landlord's interest at any time at market value assuming vacant possession.

### Seller's Solicitor

J Lambert Esq, Lambert Pugh Solicitors.  
Tel: 01603 729841.  
E-mail: jlambert@lambertpugh.co.uk



### Tenant Information

No. of Branches: 774.  
Website Address: [www.co-operativepharmacy.co.uk](http://www.co-operativepharmacy.co.uk)  
For the year ended 5th January 2013, National Co-operative Chemists Ltd now Bestway National Chemists Ltd reported a turnover of £443.992m, a pre-tax profit of £17.055m, shareholders' funds of £135.374m and a net worth of £73.301m. (Source: riskdisk.com 20.04.2015.)

### VAT

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