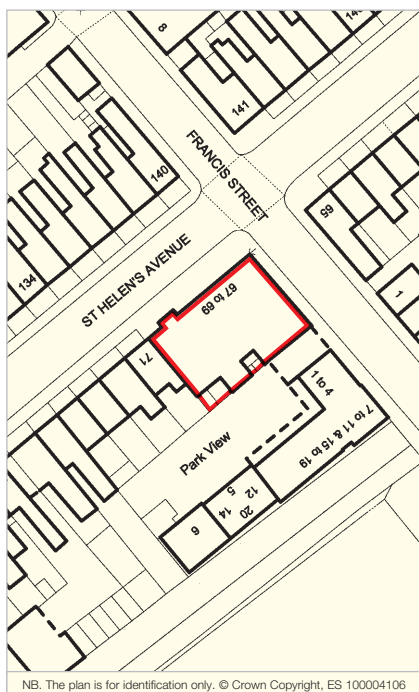


## Swansea

67-69 St Helens  
Avenue  
Mid Glamorgan  
SA1 4NN

- **Virtual Freehold Convenience Store Investment**
- Let to Capper & Co. Limited (t/a Spar) (1)
- Lease expiring 2024 (no breaks)
- Rent Review 2014
- Current Gross Rent Reserved  
**£30,000 pa**



### Tenure

Leasehold. Held for a term of 999 years from completion at a fixed rent of £250 pa.

### Location

Swansea is Wales' second city with a population of some 171,000 and is located on the south coast approximately 50 miles west of Cardiff, adjacent to the M4 motorway (Junction 45). The property is situated to the south-west of the city centre on St Helens Avenue at its junction with Frances Street in a mixed residential and commercial area. St Helens Avenue is in close proximity to Swansea Waterfront, Swansea Guildhall, Swansea's College and the affluent district of the Uplands.

### Description

The property is arranged on ground floor only to provide a ground floor convenience store with ancillary storage accommodation to the side.

The property provides the following accommodation and dimensions:

**Ground Floor** 261 sq m (2,817 sq ft)  
(Floor areas supplied by Joint Auctioneer)

### Tenancy

The property is at present let to CAPPER AND CO. LIMITED (t/a Spar) for a term of 15 years from 30th January 2009 at a current rent of £30,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants.

The lease contained a break clause in the fifth year which the tenant did not exercise.

### Tenant Information (1)

No. of Branches: 12,500.

Website Address: [www.spar.co.uk](http://www.spar.co.uk)

For the year ended April 2013, Capper & Co. Limited reported nil turnover, nil pre-tax profit, a total net worth of £34,549,000 and shareholders' funds of £34,549,000.

The Auctioneers understand Capper & Co. Limited was acquired in 2011 by AF Blakemore & Son Limited and is now a wholly owned subsidiary. AF Blakemore & Son Ltd are not party to the lease, however for the year ended 2013 reported a turnover of £1,135,382,000, a pre-tax profit of £7,081,000, a net worth of £50,293,00 and shareholders' funds of £70,849,000. (Source: riskdisk.com 02.2014)

### VAT

VAT is applicable to this lot.

### 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.

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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