

Swansea

Units 1-3 Silverwing Retail Park

Carmarthen Road West Glamorgan SA5 4DL

- **Freehold Retail Trade Park Investment**
- Let to tenants including American Golf Discount Store and Majestic Wine Warehouse Ltd
- Prominent main road frontage
- Includes car parking for 35 cars
- Reversions from 2014
- Total Current Rents Reserved
£81,000 pa



Tenure

Freehold.

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 half a mile north-west of the city centre, about one and a half miles south of the M4. This places the property between Parc Fforest-fach Retail Park anchored by Tesco Extra and Parc Cwmdau Retail Park where tenants include Aldi, Brantano and McDonald's.

The property benefits from good frontage to Carmarthen Road.

Description

The property is arranged on ground floor only to provide three retail units with parking on a site of approximately 0.25 hectares (0.61 acres). The property benefits from open A1 consent. There is parking on-site for 35 cars.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	American Golf Discount Centre Ltd (1)	Ground Floor 305.6 sq m (3,289 sq ft)	20 years from 4th October 1999 Rent review every 5th year FR & I	£33,500 p.a.	Rent Review 2014
Unit 2	Nixon & Hope Property Ltd t/a Floors 4 You	Ground Floor 141.1 sq m (1,519 sq ft)	10 years from 19th October 2012 Rent review in the 5th year There is a tenant's break clause in 2017 FR & I	£17,000 p.a.	Rent Review 2017
Unit 3	Majestic Wine Warehouse Ltd (2)	Ground Floor 278.4 sq m (2,997 sq ft)	15 years from 07.12.1999 Rent review every 5th year FR & I	£30,500 p.a.	Reversion 2014
		Total	725.1 sq m (7,805 sq ft)	Total £81,000 p.a.	

NB. Areas provided by the Vendor.

(1) For the year ended 29th January 2012, American Golf Discount Centre Ltd reported a turnover of £93.518m, a pre-tax profit of £6.133m, shareholders' funds of £18.158m and a net worth of £19.198m. (Source: riskdisk.com 19.02.13.)

(2) For the year ended 2nd April 2012, Majestic Wine Warehouse Ltd reported a turnover of £253.216m, a pre-tax profit of £20.013m, shareholders' funds of £47.44m and a net worth of £46.73m. (Source: riskdisk.com 19.02.13.)

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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